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San Francisco Department of City Planning

ANNUAL REPORT

1977
1978

CITY AND COUNTY OF SAN FRANCISCO

GEORGE R. MOSCONE, MAYOR

City Planning Commission

Toby Rosenblatt, President

Ina F. Dearman, Vice-President

Susan J. Bierman

Yoshio Nakashima

Charles Starbuck, III

Roger Boas, Chief Administrative Officer

Alternate: Thomas Miller

John Wentz, General Manager of Public Utilities Commission

Alternate: Thomas Matoff

Department of City Planning

Rai Y. Okamoto, Director of Planning

R. Spencer Steele, Assistant Director - Implementation

George A. Williams, Assistant Director - Plans and Programs

Lee Woods, Administrative Secretary

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| | |
|--------|-------------------------------|
| | Commission President's letter |
| Page 1 | Introduction |
| 2 | The Planning Process |
| 4 | Housing |
| 10 | Urban Design |
| 11 | Commerce and Industry |
| 16 | Recreation and Open Space |
| 17 | Transportation |
| 21 | Northeastern Waterfront |
| 23 | Capital Improvements |
| 24 | Information Systems |
| 25 | Neighborhood Planning |
| 29 | Zoning |
| 35 | Master Plan Referral |
| 36 | Project Review |
| 38 | Institutional Master Plan |
| 39 | Residential Zoning Study |
| 40 | Regional Planning |
| 41 | Landmarks |
| 42 | Environmental Review |
| | THANKS |
| | APPENDIX |

ANNUAL REPORT 1977 - 1978

San Francisco Department of City Planning

100 Larkin Street
San Francisco, California 94102
558-4656

Some of the designs used to symbolize aspects of the planning process were redrawn from designs of Japanese family crests and some are original designs done in a similar style.



DEPARTMENT OF CITY PLANNING

100 LARKIN STREET - SAN FRANCISCO, CALIFORNIA 94102

September 15, 1978

The Honorable George R. Moscone, Mayor
City and County of San Francisco
City Hall
San Francisco, California 94102

Dear Mayor Moscone:

The City Planning Commission is pleased to forward the Department's Annual Report for fiscal year 1977-78.

The report documents the accomplishment of the Department and the Commission during the year in fulfilling our Charter-mandated duties and our planning responsibilities for the betterment of the City.

Toward that end, approval was given, after careful scrutiny, to a number of major residential and commercial projects: The Grove, a condominium project at 19th and Sloat; St. Francis of Assisi, a housing project for seniors at Guerrero and Clinton Park; office buildings at 601 Montgomery and 333 Market Street; Golden Gateway North, a combined residential and commercial project; Saks Fifth Avenue, to be built at Powell and Post; and the Apparel Mart addition at 4th and Market.

As well, careful review and planning were applied to a broad segment of residential and neighborhood projects which will enhance and protect the quality of life in those sectors. Major neighborhood efforts have been moving forward as work nears completion on the Residential Zoning Study. The Commerce and Industry Element of the Comprehensive Plan was adopted and the proposal for citizen review of the Land Use Element was completed. In addition, staff worked closely with the Mayor's Office in advancing efforts on the Central and Northeastern Waterfronts projects, the Elsie Street Plan was approved, and much was done to secure transportation planning grants which should greatly enhance San Francisco Transportation Systems.

During the year, the Commission experienced the retirement of its valued members, George Carey and Virgil L. Elliott. Mr. Lynn Pio and Mr. Peter Svirsky left the Department after many years of outstanding and valued service. We will miss their wise counsel.

For the coming year, we express our desire to work closely and cooperate with your office, the Board of Supervisors and with all the people of San Francisco.

Very truly yours,

Toby Rosenblatt, President
City Planning Commission

introduction

Rai Y. Okamoto
Director of Planning

Fiscal year 1977-78 for the Department of City Planning witnessed a continuation of change and increased uncertainty as to the relative priority of traditional comprehensive planning and zoning among other municipal services. Despite continued increases in demand for the Department's services, budgetary constraints remained firm and passage of State Proposition 13 has resulted in a 20% reduction in resources as the new fiscal year begins.

It is evident that the Department of City Planning must limit its activities to those which directly affect the physical, social and economic well-being of the City and its residents while still maintaining its prime responsibility to consider the long term consequences of daily decisions and emerging trends.

Major achievements during the year include substantial completion of the city-wide Residential Zoning Study now before the Board of Supervisors for decision, the Commerce and Industry Element of the Master Plan and staff work leading to approval of a new Saks Fifth Avenue store on Union Square. At the intergovernmental level, the Department staff and its consultant assisted the Board of Supervisors and Mayor's Office in reaching an affirmative endorsement of the Environmental Management Plan of the Bay Region. Major conservation and rehabilitation activities included studies leading to Mayor and Board approval of a rehabilitation program in the North of Market area and completion of the Potrero Hill Neighborhood Plan.

As the Department enters another year of limited resources and changing priorities among the public it serves, all reasonable efforts will be made to adjust to these conditions. Relief may be sought from mandates under the City Charter, Planning Code and provisions of State law in order to reduce the work program to manageable levels. The Department, in collaboration with the Planning Commission, invites the comment of elected officials, agency colleagues and the public at large as this difficult reappraisal is undertaken.

the planning process

The Department of City Planning is responsible for many activities. Some are mandated by the Charter, some by State law, and others by local ordinances or administrative arrangements. In order to make clear the functions of the Department, a review of the planning process is given below:

- I. Information Base
- II. Policy Development
- III. Improvement Planning
- IV. Programming
- V. Neighborhood Planning
- VI. Project Implementation

I. Information Base. Planning relies on good information. Policy is established on the basis of known or assumed conditions and projections of future conditions. Improvement plans, programming and reviews of projects also rely upon an existing base of information or on special surveys.

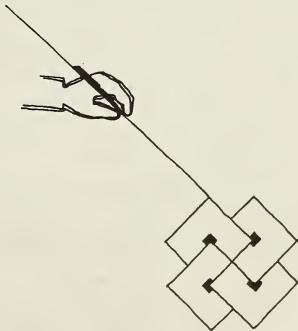
II. Policy Development. Development of the policy basis of planning is established by the Charter as the function of the Department and the City Planning Commission. The principal vehicle for this is the Master Plan, often called the Comprehensive Plan of the City. The Commission has now adopted most of the major elements that make up a totally revised Comprehensive Plan, and certain additional elements will follow. The Comprehensive Plan will never really be completed, because new conditions require additions and refinements as time goes on.

III. Improvement Planning. Once a policy basis is established, the Department proceeds to outline the types of improvements, physical and otherwise, that should follow from these policies. Often the citywide description of improvements is included in the Comprehensive Plan.

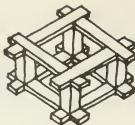
IV. Programming. Following the policy stage and often accompanying or succeeding the improvement planning stage is the key step of determining whether, when and how plans and improvements may be carried out. This stage in the process of planning involves the setting of priorities, scheduling, determining means of implementation and allocating funding sources. This includes the annual program for capital improvements and Community Development programming.

V. Neighborhood Planning. Liaison throughout the city, concurrently with city-wide improvement planning, or later in more detail, is essential in refining plans for area or neighborhood improvements. This occurs on a district, neighborhood or sub-neighborhood level. In order to provide for sufficient coverage of San Francisco's area needs, the city has been divided into sub-areas. Each sub-area has a planner assigned to it, thus providing a definite communication link.

VI. Project Implementation. At this final stage in the process, the Department engages in many aspects of review. Conformity of projects with the Comprehensive Plan and City Planning Code is reviewed here. Individual cases are brought before the City Planning Commission for hearing and action. In addition, the Department considers environmental questions as mandated by the California Environmental Quality Act.



housing



Rehabilitation Feasibility Studies

In November 1976, the Board of Supervisors adopted a resolution requesting the Director of Planning to initiate studies and procedures pursuant to Section 32.41 of the San Francisco Administrative Code relative to the possibility of designating the Tenderloin and Hayes Valley as Residential Rehabilitation Areas. The study of the North of Market (Tenderloin) area was initiated in early 1977. Similar intensive studies were initiated in the Hayes Valley-Western Addition study area in February 1977. The study of a residential rehabilitation program in the Bayview North area was continued from previous years. Due to renewed community interest in the Rehabilitation Assistance Program, a rehabilitation feasibility study was initiated in the Chinatown-North Beach area.

North of Market RAP

The staff prepared the letter of recommendation for the Director of Planning with specific recommendations to increase the effectiveness and reduce the negative impacts of instituting a RAP program in the area. The letter was published and forwarded to the CAO on August 23, 1977. The Preliminary Negative Declaration with six mandatory mitigating measures was published on August 31, 1977. An appeal of the preliminary negative declaration was submitted on September 12, 1977. A public hearing on the case was held by the City Planning Commission on September 29, 1977 and was adjourned and continued on October 6, 1977. At this latter meeting, the City Planning Commission considered a resolution affirming the Preliminary Negative Declaration with modification and the inclusion of two additional mandatory mitigating measures. The Resolution was adopted unanimously by the City Planning Commission on October 13, 1977.

The Chief Administrative Officer transmitted the Director's Letter of Recommendation to the Board of Supervisors which Planning, Housing and Development Committee held its public hearing on November 15, 1977. As a result of the hearing, further amendments were made on the proposed revision of the Rent Increase Limitation and the Rent Survey, both of which are mandatory mitigation measures included in the Negative Declaration. Staff convened a meeting at which the citizens concerned with the RAP program in the area reached a consensus on the amendments that were to be submitted to the full Board for approval. At the Board of Supervisors' meeting on December 12, the Board unanimously approved all the proposed amendments, namely, Rent Increase Limitation, priority use of Sec. 312 loans in the area, and composition of the Citizens Advisory Committee, and designated the proposed North of Market Area for RAP. The Rent Survey

was deleted from the Board's resolution, however, the Board certified its review of the Negative Declaration and therefore a rent survey will be conducted in the RAP area by the Property Conservation Division of the Bureau of Building Inspection. The Mayor approved the RAP program for the area.

Hayes Valley Residential Rehabilitation Study

Staff gathered information on the impact of FACE program on rent increases in the Alamo Square and Duboce Triangle FACE areas, and on existing market conditions in the study area. Held the second public meeting on August 13. Approximately 60 owners, residents, and community persons were present. Thirty of them, mainly renters, testified against the institution of RAP in the area because they felt the program does not provide adequate measures against rent increase. However, all indicated the need to improve the buildings in the neighborhood.

A workshop was conducted on October 22, 1977 to discuss further survey findings and reference materials with community representatives. Subsequent to the workshop, staff prepared materials on alternative rehabilitation programs and loan financing programs that are applicable in the area to substitute or supplement RAP. A discussion with a small group of community representatives and residents on these alternatives was held on December 14, 1977.

The third Director's public meeting was on February 11, 1978. Staff presented an alternative rehabilitation approach which combines the use of the citywide SB940 financing program for 3+ unit buildings in connection with the Systematic Code Enforcement Program and the CHFA's Concentrated Rehabilitation Area Program for the 1-2 unit buildings as a voluntary owner-initiated rehabilitation program. The Director will present his final recommendation at the next public meeting to be held in April.

Staff is preparing the Director's recommendation on a rehabilitation program for the area.

Bayview North Rehabilitation/Renewal Study

The Department of City Planning held three block meetings in Bayview North residential community to discuss with residents the proposed RAP/renewal program and alternatives to that proposal.

Mayor's OCD conducted a neighborhood poll to determine residents support or opposition to RAP. The majority of votes were in support of RAP.

The last scheduled public meeting for the residential area was on July 22, 1978. The draft of the Director's letter to the CAO recommending RAP for the area is completed and environmental evaluation is underway.

The Board of Supervisors extended boundaries of Bayview North survey area to include industrial triangle west of Third Street after reviewing an industrial survey of the study and adjacent areas conducted with the assistance of the SFRA. A consultant has been contracted to prepare a market feasibility report regarding rehabilitation and new construction in the industrial triangle.

Chinatown-North Beach Residential Rehabilitation Study

Released bilingual report on Summary Findings of the Feasibility Study for RAP in the area.

Residents and building owners were surveyed through bilingual questionnaires and interviews. At least one hundred fifty residents filled out the "Resident Survey" questionnaire. Some 77 property owners were randomly selected for the "Property Owner Survey". Twenty six responses were obtained.

The survey was completed in late November. Held a community meeting on May 8 to review the study findings and discuss the most appropriate rehabilitation program for the area.

Other RAP-Related Projects

- Upper Ashbury RAP Suit

Assisted City Attorney's Office in preparing a Statement of Facts and a Motion for Summary Judgement in the case of Haight Ashbury Neighborhood Council (HANC) v. Moscone, to be considered in U.S. District Court for the Northern District of California, November 4, 1977.

- Inner Richmond RAP Area Rehabilitation Guide

Completed the Inner Richmond rehabilitation guide.

Housing Rehabilitation Finance Study Implementation Pre-Sale Inspection

Prepared a Background Report and Suggested Program Outline of a Pre-Sale Inspection Program, for discussion with realtors, lenders, neighborhood representatives, and city agency representatives. A meeting with these representatives was held on November 22, 1977, and helped to focus on specific areas where there are differences of opinion between the various interests, and to identify areas in the proposed Pre-Sale inspection process that need further clarification.

Conducted research on how other cities institute Pre-Sale Inspection. Convened a meeting with the participation of Planning Commissions, public

agencies, private lending institutions and realtors to discuss the pros and cons of a Pre-Sale Inspection Program for San Francisco and the alternative ways of instituting the program. Additional information was gathered from the Assessor's Office on the volume of property transfers. BBI is estimating the administrative cost of instituting the program.

Non-Binding Building Inspector System

Initiated research into the justification and legality of a Non-binding Inspection system which would allow BBI to perform building inspections in certain instances to gather information, but would not require the information to be recorded against the building. The research and background work is being done primarily by a law student from Golden Gate University under the supervision of Diane Hermann of the City Attorney's Office and staff of the Planning Department.

Rehabilitation Program Support

FACE Evaluation Study

Continued tabulation and analysis of data from FACE files and Renters Survey. Prepared survey which will be mailed to property owners in the FACE areas.

Historic Preservation Loan Program

The Heritage Preservation Loan Program is a citywide rehabilitation program offering low-interest loans to low-income homeowners for the improvement of architecturally significant San Francisco houses. Heritage decided to work through Crocker Bank which has agreed to make loans with a 6 percent interest rate. Community Development funds will be used to guarantee and subsidize the loans. The program was officially announced on June 26, 1978.

Housing Development

Housing Review

The housing staff also assisted OCD in the review of housing proposals for HUD's Sec. 202 and Sec. 8 funds. The proposals were reviewed for their conformity with the Housing Assistance Plan, and more specifically with the Planning Code, Comprehensive Plan Elements, design guidelines, and the proposals' adequacy in providing basic services and amenities for potential residents.

Met several times with TODCO and their architects to review proposals, contracts, and to provide technical assistance to them in acquiring and developing sites for family housing in the SOMA.

Provided Technical Assistance to Bayview-Hunters Point Nonprofit Community Development Corporation to develop demonstration owner-initiated program in area generally bounded by McKinnon, Phelps, Lane and Revere. CDC has completed revised program proposal. Proposal being reviewed by city agencies and local residents.

- Assisted Housing Conservation Institute in initiating the CHFA Mortgage Assistance Area Program in Ingleside
- Assisted community groups in Potrero Hill in developing alternative housing programs for the area

Housing Opportunity Sites

Finalized evaluation of Non Conforming Use sites. Completed compilation of housing opportunity sites and memorandum on the use of this inventory by the public and potential developers in the near future.

Housing Strategy Report

Revised report in compliance with new State and Federal guidelines for local housing elements.

Chinatown Redevelopment Project II

A public meeting was conducted with residents and owners in the designated survey area.

Working in cooperation with the Redevelopment Agency, established and met regularly with the Citizens Advisory Committee for the project to discuss project schedule and survey activities.

Reviewed the Redevelopment Agency's survey findings with the Citizen's Advisory Committee. Prepared the draft Preliminary Plan, titled A Chinatown Neighborhood Revitalization Plan, for the proposed project area. Reviewed the draft Plan with the Redevelopment Agency. Presented the draft Plan to members of the CAC and owners and tenants in the proposed project area. Conducting further discussion of the proposed actions with owners, tenants, and interested citizens. Staff set April 14 as the cut off date for receiving comments and for initiating revision of the draft proposal.

Condominium Conversion Study

Recent cases coming before the Commission have made clear that the Master Plan and the Subdivision Ordinance are ambiguous in some important policy areas such as those dealing with promoting home ownership and those promoting housing choice. Prepared background information that provide a factual report on what other cities are

doing, a review of published material on condominium conversions, an economic analysis which compares rental costs to ownership costs and an impact analysis of condominium conversions on the housing market.

Prepared final recommendations to the City Planning Commission for amendments to the Residence Element of the Master Plan and the Subdivision Code pertaining to condominium conversions. Final recommendations adopted by City Planning Commission.

Prepared ordinance initiating moratorium on condominium conversions.

Output for Housing Section 1977-78 - Reports and Memos

"Housing Sales Price Study"

"Chinatown-North Beach RAP Pre-designation Study Findings"

"Condominium Conversion Study: Staff Recommendations"

"Director's Letter of Recommendation for North of Market RAP Designation"

Inner Richmond RAP Area Rehabilitation Guide

"Rent Survey and Housing Inventory Report"

urban design



Design Guidelines for New Building in Existing Residential Areas

During fiscal year 1977-78, the Design Guidelines were reviewed by concerned planners, architects and preservationists and the final version prepared for reproduction and distribution. Neighborhood organizations find them of particular use in evaluating the design of new projects in their neighborhoods. Developers find the Guidelines a useful tool in adapting new construction to existing neighborhoods.

Design Guidelines for Major New Development

Major projects such as office buildings can contribute to the visual richness of San Francisco's streets and skyline or they can erode those qualities that make our public spaces enjoyable places. The new development guidelines begun during 1977-78 outline ways to secure a comfortable street scale, maintain visual interest and avoid conflicting facade patterns. When completed they will be useful for the preparation of EIR's and for design review.

Identification of Possible Preservation/Conservation Areas*

Thirty-five tentative areas were identified for consideration for preservation/conservation action. The areas are now being analyzed for the purpose of assigning priorities. The architectural survey provided the data base for the study. The results will be useful in preparing the updated land use section of the Comprehensive Plan, considering architectural quality as a factor in land use, and for preparation of a long range program for landmarks.

San Francisco Architectural Style Guide*

The Architectural Survey which was completed during 1977-78 classified buildings into forty-two distinct styles. In preparing the style guide, a range of designs in each category was examined and a representative array of examples selected for each style. The final result may be the most definitive guide to San Francisco's architectural styles.

Continuing Work

The urban design staff remains involved in a number of continuing activities which absorb staff time at periodic intervals. These include assisting the Parapet Task Force in evaluating specific problems in enforcement objectives, providing information on buildings in the Architectural Survey for users preparing Environmental Impact Reports and Major Project Review Guidelines.

*Both of these projects are being prepared primarily through the volunteer efforts of Mrs. Sharon Rogers.

commerce and industry



In the 1977-78 program year, the Commerce and Industry staff has realized accomplishments in the major areas of (a) adoption of the citywide and comprehensive Commerce and Industry Element of the Master Plan; (b) neighborhood commercial improvements; (c) industrial district improvements; and (d) support services in economic development related projects and plans in the City.

COMMERCE AND INDUSTRY ELEMENT

Adoption of the Policies and Objectives and endorsement of the Strategy and Programs of the Commerce and Industry Element

The City Planning Commission adopted the Policies and Objectives of the Commerce and Industry Element and endorsed its strategy and programs in June 1978. This was the culmination of many months of public hearings, meetings with groups, and other formal review and comment process that were undertaken by the staff. A draft environmental impact report was also prepared by the staff, and the City Planning Department's Environmental Review Officer prepared the final report.

The element represents the first attempt to develop a coordinated and citywide strategies, structures, and programs for economic development. The positive impact of this effort is becoming evident as several major new programs are directly and indirectly attributable to recommendations made in the element. The formation of the citywide Economic Development Advisory Council was stimulated by such a recommendation in the early version of the element document. The element also brought attention to the opportunity and potential of the dilapidated industrial areas for industrial revitalization and other economic uses to improve the jobs and tax base. The strategy report advocates a citywide financing strategy which is beginning to take shape. The strategy and programs developed by the staff have also been utilized in preparing the OEDP and in developing the agenda for the Economic Development Advisory Council.

NEIGHBORHOOD COMMERCIAL DISTRICT IMPROVEMENTS

Third Street Commercial Improvement Program

The 302 staff and the Bayview Hunter's Point Community Development Corporation are jointly carrying out a commercial district improvement program in the Third Street area which is the major shopping area in the BVHP neighborhood. However, it has been both physically and economically declining in the past several years.

In order to formulate relevant improvement programs, three surveys (merchant, consumer, and building conditions) were carried out. Their results were analyzed, and programs were formulated based upon this analysis. The comprehensive improvement program basically calls for private sector improvements and public sector improvements. The comprehensive plan along with architectural guidelines was endorsed by the City Planning Commission on November 17, 1977.

Out of these programs, the Store Facade Improvement Loan Program along with various public improvements have been chosen as the focus of the first phase of implementation because of its high visibility and potentially dramatic impact.

Funding for the Store Facade Improvement Loan Program has been assured since the Board of Supervisors recently approved the allocation of \$100,000 from the Community Development Block Grant funds to this program. This amount will be matched with additional \$50,000 from Bank of America to create a loan pool out of which 6% interest rate, 5 year maximum term, \$10,000 maximum loans will be made. A \$500,000 revolving loan fund has also been proposed as part of a UDAG proposal.

Sixteenth Street Commercial Improvements

Sixteenth Street is one of the three major commercial areas in the Mission District, a low income neighborhood of predominantly Latin population. This commercial area is in a state of transition and its development is considered pivotal for future development of the Mission District as a whole. Staff has developed the Sixteenth Street Commercial Revitalization Plan, working with the area merchants and residents. It was formulated with the goal of retaining and improving the neighborhood serving character of the commercial strip while at the same time increasing the viability of the existing small businesses. Displacement of existing merchants or residents will be avoided. The strategy emphasizes local ownership, structural improvements using community development block grant funds and matching funds from banks, and small scale street beautification.

Union Street Special Use District Study

Union Street is an example of an overgrowth area where proliferation of bars, clubs, and restaurants has created a considerable impact upon adjacent neighborhoods. A moratorium on any further development of these activities on Union Street has been enacted by the Board of Supervisors. The Staff has begun a study which will analyze the conditions, trends, and problems and subsequently recommend a treatment approach that will allow rational development. Other streets with similar problems such as loss of neighborhood serving establishments, excessive night time noise, traffic and parking problems may be subject to growth moratoria in the future.

The Union Street Study has been designed to serve as an integral component of the Commercial and Industrial Zoning Study which will deal with these and other issues on a citywide basis. Thus, the Union Street effort will serve to facilitate the rational development of several commercial areas with similar overgrowth problems and allow them to expand reasonably without the damaging interruptions experienced on Union Street.

Ocean Avenue Commercial District Improvements

A comprehensive set of improvements have been planned and begun on Ocean Avenue's commercial district as a joint effort of the Ocean Avenue Merchants Association, Housing Conservation Institute, and the Department of City Planning.

A detailed background report, public improvements plan, and architectural guidelines (funded with \$10,000 grant from the National Endowment of Arts) have been endorsed by the City Planning Commission.

Implementation of the first phase programs is underway. The storefront rehabilitation program has been funded with \$30,000 from the Community Development Block Grant funds which is used as guarantee for \$90,000 loan fund from Wells Fargo Bank. The public improvements have been funded by Community Development Block Grant funds and are being implemented.

A \$2.1 million UDAG application for Ocean Avenue to stimulate a 35,000 square feet private supermarket development and 18,000 square feet of ancillary development has been submitted.

INDUSTRIAL DISTRICT IMPROVEMENTS

Bayview Industrial Triangle Rehab Program

The BVITRP has been developed in coordination with the San Francisco Redevelopment Agency. The two agencies jointly carried out business and physical conditions surveys, and the 302 staff prepared a preliminary report containing a comprehensive set of recommendations. This plan was endorsed by the City Planning Commission and the Redevelopment Commission. The Board of Supervisors then designated the area as a Redevelopment Survey area in January of 1978. Staff will prepare detailed recommendations including an industrial rehabilitation financing program, setting of rehabilitation standards, public improvements plan, revolving loan fund program, and management assistance program. Final recommendations will be presented to the Planning Commission who will then begin the process of designating the area as a Redevelopment Project Area as a first step in implementation.

Central Waterfront Project

The Central Waterfront Project administered by the Mayor's Office was officially initiated in April 1978. Commerce and Industry staff is a member of the interagency team in that project and has been participating in policy making and study activities, including supervision of the Conditions Survey of the Project Area. The Department of City Planning is also providing a complete transportation study and analysis of the area.

Citywide Industrial Development Analysis

Staff gathered information and analyzed the public improvement and infrastructure needs of industrial firms on a citywide basis at the request of the Mayor's Office.

OTHER PROJECTS

Commercial and Industrial Zoning Study

The staff has begun a commercial and industrial zoning study to examine the adequacy of the existing zoning standards to deal with current conditions and trends. The study is designed to make the process of commercial and industrial expansion and development more responsive and efficient in order to create more jobs for economically disadvantaged and the resident unemployed while preserving the livability of the environment.

Work has begun with the development of code provisions to regulate size, location, design, and operational characteristics of financial institutions, bars, restaurants, fast-food and other quick stop establishments in neighborhood commercial districts. This work is being closely coordinated with the Union Street Special Use District Study.

Staff Assistance to other Department and City Projects

The staff participated on several major Department of City Planning projects to provide economic development input. The projects include the citywide Residential Rezoning Study, South of Market Mixed Use Area Plan, New Housing Opportunity Program, and the Special Commercial Uses Conditional Use Study.

The staff also evaluates economic impacts of many major projects such as offices, residential, commercial, and industrial developments as part of the Department of City Planning staff work for project consideration by the Board of Supervisors. The staff was integrally involved in economic aspects of various major plans going on in the City such as the Northeast Waterfront Redevelopment Survey Area Plan that is considering a number of dilapidated blocks along the waterfront for possible development as a mixed use office-housing-recreational-marina-maritime-light industrial area.

The staff also provided input into the Overall Economic Development plan (OEDP) prepared by the Mayor's Office of Neighborhood Economic Development. Another major effort was the Presidio Closure Economic Impact Study.

Further, the staff prepared the statistical information needed to qualify San Francisco for UDAG grant program. UDAG proposals review was also performed by the staff.

Economic Data Gathering and Dissemination

Staff continues to collect pertinent economic data concerning San Francisco on a day to day basis and to provide the data to individuals and organizations in the business sector.

Assistance to the Public

The 302 staff provides continuing assistance to many groups as well as to individuals of the general public. The staff actively assisted in the preparation of several UDAG proposals including neighborhood commercial improvement projects, residential-commercial projects, and industrial projects.

The staff also provided zoning information regarding commercial and industrial activities to requesting organizations and individuals. Data concerning economic conditions and trends are also provided by the staff to the public at large.

Liaison Work

The staff carries out numerous liaison activities with economic development groups in the City and other City, State, and Federal agencies involved in economic development. Staff continues to be a key participant in the Industrial Revival Committee of the San Francisco Chamber of Commerce and works integrally with groups such as the S. F. Council of District Merchants, S. F. Renaissance, S. F. Industry and Business Association, Downtown Association, SPUR (S. F. Planning and Urban Research Association), S. F. Labor Council, community development corporation, neighborhood groups, trade associations, and various merchants associations. Staff also works closely with other City agencies such as the Mayor's Office of Employment and Training, the Redevelopment Agency, the Model Cities Agency, the Mayor's Office of Neighborhood Economic Development, Mayor's Office of Community Development, the Port, the Real Estate Department, and the Department of Public Works.

The Department's Commerce and Industry 302 staff hosted the State 302 Conference in April 1978 in its continuing communication effort with other California 302 cities and state and federal agencies.

recreation and open space



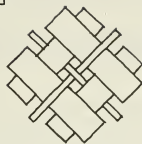
In January, 1978, the City Planning Commission and the Recreation and Park Commission, meeting jointly, approved the fourth annual program for allocating revenue of the Open Space Acquisition and Park Renovation fund. The program allocated \$3.5 million, the lion's share of which is designated for property acquisition. Four new sites are included for acquisition during fiscal year 1978-79 and additional funds are provided to complete acquisitions of four sites selected in previous years. Planning and initial development funds were provided in previous years for eleven previously acquired sites.

The development of the program has been the responsibility of the Open Space/Park Renovation Citizens Advisory Committee. The Committee held numerous meetings, including a series of public hearings to elicit proposals from community groups. Staff from the Department of City Planning attended these meetings and assisted the Committee in establishing priorities.

This year's open space program was cancelled due to the need to reallocate tax revenues in the emergency fiscal situation caused by Proposition 13. As of this writing, it is uncertain whether the program will be resumed or terminated for 1978-79.

One Planner IV (ad valorem) was assigned to work part-time (10%) on Recreation and Open Space Program.

transportation



During 1977-78 three Federal grants from the Urban Mass Transportation Administration were secured by the Department. These grants totaling approximately \$700,000 over a two-year period, will enable the Department to do vital transportation planning, demonstration and implementation work in the areas of comprehensive downtown transportation, transit preferential streets, and institutional transportation impacts on residential neighborhoods, work that could not otherwise be done by existing Department staff. The Department will be receiving these grants on behalf of the Transportation Policy Group, and will be responsible for their administration. Five professionals and two staff support personnel will be hired for the duration of the grants.

These projects, as well as other transportation planning efforts within the Department, seek to implement Comprehensive Plan policies.

Center City Circulation Program

The Center City Circulation Program is intended to develop and implement a coordinated system of transportation improvements within downtown San Francisco. Improvements will be derived from the conclusions and recommendations of current studies relating to Center City Circulation. A primary objective of the project is to improve downtown circulation while reducing the impact of the private commuter vehicle on the downtown core. The project will consist of the preparation of a plan showing design and location of specific improvements, the implementing agencies involved, the identification of funding sources, and the preparation of a financial plan. The range of low-capital improvements contemplated includes:

- Transit preferential treatments;
- Transit marketing and improved levels of service within the downtown area;
- Pedestrian treatments and amenities;
- Preferential parking for carpools and vanpools;
- Consolidation of commercial delivery activities;
- Improved transit along the Northeastern Waterfront;
- Shuttle transit to peripheral parking reservoirs;
- Zoning and land use controls to limit adverse transportation impacts;
- Development of peripheral parking reservoirs.

Funding for the Center City Circulation Program in the amount of \$190,000 in fiscal year 1978-79, and \$110,000 in fiscal year 1979-80, will be provided from the Urban Mass Transportation Administration through the Metropolitan Transportation Commission. Work in the fiscal year 1977-78 has centered on the preparation of the work program, the grant request, time schedule and budget documents. Recommendations of this study will become an integral part of the overall Center City Circulation Program. In addition, Department staff worked on the design and funding analysis for reconstruction of The Embarcadero roadway from Bay to Broadway.

Transit Preferential Streets Program

The Transit Preferential Streets Demonstration Project is a 100%-funded UMTA Section 6 grant. The project will consist of:

1. A demonstration of improved design of exclusive bus lanes in downtown San Francisco, and an investigation of innovative and improved enforcement techniques;
2. A thorough study of the key downtown segments of Sutter, Post, Geary, and O'Farrell Streets, in order to generate the best possible transit preferential treatments for this vital transit corridor; and
3. The hiring of a full-time transit Preferential Streets Program administrator to expedite implementation and better organize the overall program. The program is expected to last 24 months, with a total grant request of \$213,498.30.

Work in fiscal year 1977-78 has included preparation of the grant request and associated documents, as well as work by the Transit Preferential Streets Committee, under Department chairmanship. All-day bus lanes were implemented on portions of Geary and O'Farrell Streets in the downtown area, and peak-hour lanes on portions of Geary, O'Farrell, Sutter, Post, Sacramento and Clay Streets were redesignated and re-signed. Work was further advanced on possible transit preferential street treatments on Van Ness Avenue, Jefferson and Beach Streets, Market Street, and in the vicinity of Candlestick Stadium.

Joint Institutional Transportation Systems Management Program

The Joint Institutional Transportation Systems Management Program, involving 14 major institutions and City staff, was created to develop interrelated programs at each of the major health and educational institutions located in or near residential areas. It is hoped that this program, developed in response to the Institutional Master Plans submitted to the City Planning Commission pursuant to Board of Supervisors Ordinance No. 174-76, will reduce the impact of traffic generated by these institutions. The entire project will cost \$196,200 during 18 months, 80% of which will be funded by UMTA and MTC through MTC, and a 20% local match provided by the private institutions.

Northeastern Waterfront Transportation Studies

Department staff, in conjunction with the Redevelopment Agency and the Port Authority, began the process of studying land use options in the Northeastern Waterfront Survey Area (discussed elsewhere in this report). As part of this study, the Department has assisted the consultant team in preparing transportation alternatives to support alternative land use scenarios. This study is expected to be completed in the Spring of 1979.

Recommendations of this study will become an integral part of the overall Center City Circulation Program. In addition, Department staff worked on the design and funding analysis for reconstruction of The Embarcadero roadway from Bay to Broadway.

State Route 230

The Department continued its participation in a study of roadway alternatives in the State Route 230 (Hunter's Point) corridor. The route would provide improved access to industrial areas, the Hunters Point Naval Shipyard, the India Basin Redevelopment Area, the Bayview Area and the Candlestick Shoreline State Park. Specific emphasis in the past year has been placed on programming of a ramp connection to I-280 west of Third Street in the vicinity of Islais Creek to facilitate truck access to the Port, India Basin and Hunters Point Naval Shipyard.

Transbay Terminal

Department staff participated in the continuing study of redevelopment options for the existing Transbay Transit Terminal. This major study is examining ways of accommodating all major regional transit carriers within one structure to be located at First and Mission Streets.

Central Waterfront Transportation Studies

Department staff, in coordination with the Mayor's Office of Economic Development, began its analysis of transportation issues and problems within the Central Waterfront area. This ongoing effort is intended to develop an improved transportation system to serve existing and new land uses within this mostly industrial area. Primary areas of focus have included blocks surrounding the Showplace and waterfront areas.

Civic Center Transportation Systems Management Plan (TSM)

In order to better manage commuter traffic in the Civic Center area, Department personnel, in conjunction with Caltrans, began work on surveying the 15,000 City, State and Federal employees in the area. Once the survey work is completed and analyzed, Department staff will generate a TSM plan. Funding is being sought from the State Department of Energy to finance implementation of the plan.

Parking

Work on a number of parking issues continued throughout the year. Last fiscal year the Planning Commission approved amendments to the Comprehensive Plan regarding parking; this year staff sought to incorporate these amendments into the Planning Code. Continuing to implement the Preferential Parking Plan, a number of efforts to provide preferred rates and locations in public garages were undertaken. The Transportation Section undertook technical review of the YBC parking management plan, developed by the Redevelopment Agency. Neighborhood commercial parking issues were also monitored.

City Department of Transportation

Department personnel participated with the Mayor's Office in developing a charter amendment to create a Department of Transportation, by combining various transit, traffic, parking and regulatory functions. The item will appear on the November, 1978 ballot.

Project and EIR Review

Transportation Section staff continued to provide technical analysis for transportation-related aspects of Environmental Evaluations and Environmental Impact Reports, as well as major projects. Items worked on included the YBC EIR, the Municipal Railway Fare Increase EIR, the Muni-Metro Embarcadero Turnaround, the N-Judah Turnaround, Levi Square, the Stonestown Shopping Center EIR Amendments and other downtown projects.

Neighborhood Issues

Closely related to Project and EIR Review, neighborhood transportation issues claimed significant Department time and involvement. Staff participated in generating a work program and hiring a consultant for the Chinatown Circulation Plan, reviewed the Elsie Street Plan, participated in development and hearings for the Great Highway redesign and in hearings on the Upper Market Street redesign. Upper Grant Street beautification, relocation of the National Guard armory, and the transportation aspects of the Playland site were studied and analyzed.

Liaison

Transportation Section staff continued to work with other government agencies and many interagency committees. Staff participated in ISCOTT, the Urban Consortium, the Transit Preferential Streets Committee, the Embarcadero Roadway task force, the FAU review committee, and continued support of the Transportation Policy Group. Liaison was maintained with MTC, BART, the Mayor's Transportation Cluster, much work was accomplished with ABAG on the Environmental Management Plan, and continuing input was provided on transportation issues to the Board of Supervisors.

Output

1. Work program, budget, time schedule, grant application and related documents, Center City Circulation Program. Grant application filed with MTC, May, 1978.
2. Work program, budget, time schedule, grant application and related documents, Joint Institutional Transportation Systems Management Program. Grant application filed with MTC, May, 1978.
3. Grant application, budget, work program, time schedule, EIR, and A-95 documents, and related items, Transit Preferential Streets Demonstration Project. Grant application filed with UMTA, May, 1978.

northeastern waterfront



The Waterfront Planning Section had two major responsibilities: (1) participation in a redevelopment feasibility survey of the Northeastern Waterfront as part of a joint planning effort with the Port and Redevelopment Agency in offices provided by the Port in the Ferry Building, and (2) project review and coordination of major public and private improvement proposals in the Northeastern Waterfront.

Feasibility Survey

The survey, established in 1977 by the Board of Supervisors, is in the process of creating development plans and the means to implement them for the waterfront and adjacent inland area from Broadway (Pier 7) to China Basin (Pier 46B). As directed by the Board, a citizens advisory committee was established to assist the joint staff. The committee consists of individuals representative of the varied interests in waterfront development.

Because the services of a multi-disciplined planning consultant team are required for the survey, an extensive selection process was held that included a request for qualifications (RFQ) to some 600 planning firms and individuals and a request for proposals (RFP). The team headed by the firm of ROMA was chosen by a joint selection panel in April, 1978, to provide services to the three participating agencies.

In November, 1977, Alternative Development Scenarios were prepared by the joint staff and presented to the three relevant commissions and the advisory committee. The staff assembled substantial data used in the planning effort regarding land use, ownership, assessed values, traffic, utilities, pier conditions, costs of rehabilitation and Port income by pier. The joint staff is working with the Bureau of Building Inspection to determine the condition of all buildings inland from the Embarcadero.

The staff prepares agendas and related materials for the weekly meetings of the project management team of the three agencies and for the periodic meetings of the advisory committee.

The consultants have analyzed the Alternative Development Scenarios and together with the joint staff will recommend a Preliminary Development Program for approval to the advisory committee in August. The consultants will then prepare detailed recommendations and findings followed by the preparation of an overall action program by the staff in early 1979. This program will include all documents, plans and procedures necessary for approval and implementation.

Project Review

Some of the major waterfront proposals the Waterfront Planning Section has been involved in are:

- Assisting in reviews of the North Point Pier 39 project;
- Participation with the Port in preparation of a Request for Qualifications (RFQ) for a development team for historic restoration and development of the Ferry Building;
- Assisting the Port in developing plans for the waterfront promenade between the Agriculture Building (Pier 14) and Pier 24 to be built with Federal Title I Public Works Funds;
- The mooring of 3 historic boats for commercial purposes near the Ferry Building;
- The creation of plans and the securing of funds for major improvements to the Embarcadero Roadway from the Ferry Building to Bay Street;
- The coordination with other City agencies in the development of comprehensive transit plans for the Embarcadero area near the foot of Market Street.
- Review and revision of a major proposal for marina development by the Chamber of Commerce in the Ferry Building area.

capital improvements



The annual six-year Capital Improvement Program Report is prepared in close coordination with other City departments and agencies for consideration by the Department of City Planning. It accomplishes two broad purposes: 1) all projects are reviewed for conformity or non-conformity with provisions of the Comprehensive Plan; and, 2) all projects are assigned a general priority rating to guide the Capital Improvement Advisory Committee, the Mayor and the Board of Supervisors in the further review of various capital projects. The six-year program for 1978-79 through 1983-84 included 475 projects from 39 departments which totalled \$823,836,500.

Additionally, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during the further review and consideration of the Capital Improvement Program.

One Planner IV (ad valorem), is assigned to the Capital Improvements Program.

Output for Capital Improvement Section 1977-78

Department of City Planning's Six-Year Capital Improvement Program Report for 1978-79 through 1983-84 - January 20, 1977

Capital Improvement Advisory Committee's Capital Improvement Program Report for budget year 1978-79 - March 15, 1978

Capital Improvement Advisory Committee's Six-Year Capital Improvement Program Report for 1979-80 through 1983-84 - June 15, 1978

information systems

The programs of the Information Systems Section includes the collection, processing, analysis and dissemination of information.

In addition to this, the section provides data processing services on the Department's HP 9830 system for other sections of the Department and it acts as an intermediary for the various sections in dealing with the City's main computing system.

Information collection consists of various kinds of research, from direct surveys and work in library sources to enhance the Department's data base, to active participation in data sharing programs at the regional, state and federal level. Information collected from various sources is processed and analyzed using the services of the computing system, and is made available to staff members and others in the form of tabulations or published reports.

Supporting services to the Department range from the development of data resources and computing programs to maintenance of ongoing reporting systems designed to improve the management control of the Department's work program. Typical of the kind of projects for which the Information Section was responsible in fiscal year 1977-78 were the following:

1. Continuous updating of the Housing Information series such as the annual housing inventory, rent survey, and sales survey of residential buildings.
2. Technical assistance to various projects such as the Rehabilitation Assistance Program and the Condominium Conversion Study regarding their study design, data tabulation and reporting.
3. Periodical reporting of the Work Project Accounting Program which monitors work being performed by the Planning staff.
4. Preparing for the 1980 census in conjunction with the U. S. Bureau of the Census, by updating census maps and providing input on the tabulation and distribution of census data.
5. Instituting the WANG Word Processor as part of the work force of the Department which is expected to improve the speed and quality of the published output of the Department.

neighborhood planning



During fiscal year 1977-78 the efforts of the Neighborhood Planning Section focused on four areas: neighborhood planning, program development, implementation of improvement programs and neighborhood liaison. Generally, neighborhood planning entails working with neighborhoods in identifying their needs, problems and opportunities for improvement, and developing an implementation plan and strategy for meeting neighborhood goals. Program development entails the formulation of action programs that are designed for city-wide application and focus on improving the quality of community life. Implementation of improvement programs entails the inter-departmental coordination and community involvement necessary to accomplish neighborhood improvements. Neighborhood liaison entails the exchange of information and views between Department staff, community organizations and citizens on planning related programs and issues.

Neighborhood Planning

An objective of the Department is to develop community plans for neighborhoods throughout the city. Such plans have been completed in past years for the South Bayshore, Bernal Heights, Chinatown, the Mission, the Haight-Ashbury. Also, in the past, several neighborhood and special area plans were studied, including an issues paper for the South of Market Community, analysis and staff review of the Mt. Sutro Community Plan, and review of a Glen Park area plan.

Neighborhood Plans

During fiscal year 1977-78, four major neighborhood planning efforts were undertaken, resulting in the completion of a plan for citizen review for Chinatown, Potrero Hill, and completion of a draft plan for South of Market. Preparation of plans for Hayes Valley-Western Addition and the OMI were also started. Efforts were also undertaken on the circulation Plan for Chinatown.

The Chinatown Neighborhood Plan is a comprehensive assessment of improvement goals for Chinatown achievable within a three to five year time span. The plan also outlines strategies for accomplishing goals and staff is currently working on the implementation of several plan recommendations.

The process for developing neighborhood plans is as important as the plan itself. Plan development brings together many organizations and interested groups, and generates broad community understanding and cooperation in identifying actions and priorities for neighborhood improvement. The planning process encourages broad community participation through workshops that are supported by numerous committees which work on specific issues.

In addition to neighborhood plans, community groups were assisted in the preparation of several small area plans, including a plan for Ocean Avenue, and a 16th Street Improvement Plan.

Program Development (Annual Program for Community Development)

The Department provides direct services on a work order basis to the Mayor's Office of Community Development. Neighborhood planning section activities include liaison and outreach services, technical assistance to citizen groups wishing to submit proposals for CD funding, direct participation in the development of the Annual Community Development Program and specific program responsibilities, including public improvement planning for RAP areas, preparation of RAP feasibility studies, commercial district improvement planning, and implementation of the NIIP, Bicentennial and Neighborhood Centers Programs.

Implementation of Improvement Programs

In order to insure that neighborhood improvement programs proceed in accordance with community wishes and on schedule, community planners provide initial input to the programming of public improvements and then monitor progress and serve as a vehicle for communication between the community and government. In addition, as a result of Community Development funding the Department had lead responsibility for the implementation of several programs for both housing and neighborhood improvement.

Program responsibilities include:

Bicentennial Program

June through November 1976, The Neighborhood Awards Committee evaluated community work undertaken by 160 participating neighborhood organizations for determination of awards. November 18, 1976, the decisions of the Awards Committee were publically presented to the Mayor. Approval by the Mayor and the Board of Supervisors was completed December 6, 1976. The Community Development Block Grant (CDBG) funds totalling \$600,000 which make up the Bicentennial Awards were divided into 72 awards ranging from \$2,000.00 to \$20,000.00. Some groups received multiple awards.

From July 1977 through April 1978, neighborhood organizations worked with Department of City Planning neighborhood liaison staff, Bicentennial Awards Program Coordinator and other city agencies as well as private technical assistants in design, etc. on proposals for the use of their allocated sums. Proposals for physical improvement projects on public lands were reviewed and approved by City departments with administrative or implementational jurisdiction in preparation for submittal to the Board of Supervisors for consideration.

In August 1977, the Board of Supervisors approved 33 proposals totaling \$316,300.00. In November 1977, the Board approved 19 proposals totaling \$178,900.00. These projects are currently being implemented by city agencies to whom the funds have been transferred. The remaining 18 proposals totaling \$104,800.00 have formulated into expenditure schedules in preparation for Board of Supervisors' Approval.

Neighborhood Initiated Improvement Program (NIIP)

The Department coordinated and administered NIIP which is designed to encourage neighborhood initiated beautification, recreation and improvement activities. Projects totaling \$200,000.00 were funded in 1977. Over one hundred proposals were reviewed and 69 projects were recommended for funding. The 1978 NIIP program will recommend the funding of 37 projects totaling \$100,000.00.

Public Improvements Planning, Urban Beautification and Traffic Control in Rehabilitation Areas

These programs are designed to support housing rehabilitation and neighborhood preservation efforts. Responsibilities included coordination with the Citizens Advisory Committees for the Upper Ashbury and Inner Richmond RAP areas on public improvement planning. A draft Public Improvement Plan for the North of Market/Tenderloin RAP area was also prepared.

Neighborhood Centers

The Department had lead in the responsibility for the implementation of this CD funded program designed to develop city-owned neighborhood centers. A consultant study titled Inventory of Existing Needs for Neighborhood Centers in San Francisco was completed in November 1975. A comprehensive plan element for Neighborhood Centers was completed and adopted on January 20, 1977. This Plan element sets forth the objectives and policies for guiding the design and location of neighborhood centers. Work currently continues toward packaging neighborhood center proposals in five high-need neighborhoods, including Chinatown, North of Market, South of Market, Bernal Heights and the Ingleside community.

Development of neighborhood center packages entails working with community groups to identify appropriate center facilities, identify appropriate and needed services and provide and develop an administrative mechanism and budget for center operations which must be self sustaining. Coordinating center development has been a most difficult task in light of the many variables involved. Draft packages for three centers have, however, been substantially completed for Ingleside/OMI, Chinatown and South Park.

Neighborhood Liaison

In fiscal year 1977-78, a minimal level of liaison services continued to be provided based on planning districts. Liaison planners, through contact with neighborhoods on a part-time basis, provide a communication link between the Department and neighborhoods. This is often accomplished through attendance at neighborhood meetings. The purpose of these contacts is to provide relevant information to neighborhoods on planning issues and programs and to keep the Department abreast of neighborhood concerns. An important additional role assigned to liaison planners was to provide liaison services for the Community Development program.

Program Approach and Staffing

In order to meet the foregoing responsibilities, Neighborhood Planning staff have been functionally organized into two components, section staff and liaison planners. Section staff are principally responsible for carrying out neighborhood planning, programming and implementation, while liaison planners maintain contact and provide information to neighborhoods.

Staff attended approximately 100 neighborhood meetings this past year. City programs and departmental planning efforts were explained and citizen response noted.

Approximately 2000 telephone contacts by neighborhood planners with community leaders and neighborhood organizations occurred during 1977-78, telephone calls related to pending city planning actions, development proposals and programs of community interest.

The Neighborhood Planning Section consists of three Planning Coordinators (CDBG), and three Staff Assistant IV's (CDBG). In addition, a part-time liaison planning staff of four spent ten percent of their time in providing communication services to the public.

Output for Neighborhood Planning Section 1977-78

- Consultant Selection and contract for Chinatown Circulation Study
- Completion of survey and planning for Chinatown II
- Housing Analysis Study for Chinatown
- Draft Public Improvement Plan for Tenderloin
- Draft "Director's Report" for Hayes Valley RAP
- Completion of Bayview North Rehab Analysis
- Third Street Commercial Improvement Plan
- Bayview Industrial Triangle Study
- Public Improvements Implementation for Haight Ashbury RAP
- Revised Public Improvements Planning for Inner Richmond
- Housing Site Analysis in South of Market
- Final Revisions to Potrero Hill Plan
- Coordination of Planning for Elsie Street and other Bernal Heights locations
- Completion of a draft 16th Street Commercial Improvement Plan
- Initiation of the OMI Plan
- Completion of the "Project Proposal" phase for the Bicentennial Program
- Completion of an acquisition package for a South Park neighborhood center
- Consultant Selection for the Northeastern Waterfront Plan and preparation of alternative development scenarios

zoning



Zoning is a legal device that regulates the use of land. Its methods have been refined gradually over time, yet zoning remains the most important system for balancing the forces of conservation and the forces of change, especially in a built-up area such as San Francisco. Zoning divides the city into districts and provides regulations that are uniform throughout each district. Zoning sets forth the uses that are allowed in a district, and in what amount and deals with such matters as building sizes, open space and off-street parking.

The Department has the responsibility to implement and enforce the zoning regulations of the City Planning Code (Zoning Ordinances). The following functions fall into this responsibility:

Zoning Information Service

The Department maintains an information counter where the public can come in or call to find out how zoning regulations affect property in San Francisco. Since the counter is the first point of contact for most people who have business in the Department, it also serves a very important public relations function.

Since January, 1978, this function has been administered by the newly created Information Section. Duty at the information counter is a high-pressure task demanding tact, patience and a large store of information that can be delivered quickly and accurately. Because this is a very demanding task, there have been difficulties in staffing this function of the Department properly. A preferred method of staffing the counter would be the creation of a new para-professional job classification called "Zoning Technician" which would staff the counter with several persons specifically trained in the Planning Code. This classification did not survive the 1978-79 budget cuts. At one time, as few as six Planners were assigned to the counter on a rotating basis. Recently, additional Planners have been assigned to the counter with fewer hours per week for each person. This method has divided the demanding task among the staff, but has also reduced accountability and the ease of administering the counter function.

Presently, the counter is open from 9 a.m. to noon and from 2 p.m. to 5 p.m. each work day (a decrease of 3 hours per day from last year). The number of public contacts made during the year is estimated to be about 10,000 telephone calls and 8,000 office visits requiring more than 1800 person hours.

Variances

The Zoning Administrator hears requests for variances from the strict application of quantitative standards in the City Planning Code. In recent years, the volume of variance applications has increased steadily reaching a high of 109 such applications in fiscal year 1976-77, and again 102 applications in the year 1977-78. Appendix IV (a) and Appendix IV (b) illustrate the dramatic increase in workload. A large backlog of decision letters occurred due in large part to the adoption of stricter open space standards in the interim residential zoning controls. During the 12-month reporting period, the Zoning Administrator prepared and issued 98 decision letters, thereby decreasing the backlog from 51 to 43 variance decisions.

Board of Permit Appeals

The Zoning Administrator's decisions, particularly denials of building permit applications and variance applications, are frequently appealed to the Board of Permit Appeals and scheduled for public hearings. The written preparation and oral presentation, for the record, in appellate proceedings preempt considerable staff attention and effort under tight deadlines, and may include a request for rehearing. Appendix VI indicates a relatively high incidence of votes to overrule the Zoning Administrator. Furthermore, of the 7 votes to sustain the Zoning Administrator in variance appeals, 4 votes rejected the protests of neighbors against a proposed development, and on a 5th vote the Board reversed itself, pursuant to a court order, after voting to overrule the Zoning Administrator at an earlier date.

The written submission of adverse decisions to the City Attorney for his opinion of their legal sufficiency and possible judicial review is an additional costly step in the appellate process.

The variance staff consists of 1.5 Planner III and 0.5 Planner II supervised by a Planner IV.

Non-Conforming Use Program

A non-conforming use is a use of a building or property which, although not presently allowed in the district, existed prior to the rezoning that prohibited its use. The staff surveys these non-conforming uses for Code compliance every four years. The 1976 survey was begun in the fall of 1976 and was completed during this fiscal year. The survey was conducted with the help of college student volunteers. Major impediments to this survey were the insufficient number of staff cars, their frequent mechanical breakdowns and lack of clerical help.

Since most of these non-conforming uses are scheduled to be terminated in 1980, the planner assigned to this work also participated in that portion of the Residential Zoning Study evaluating whether current Planning Code terminations and other restrictions applicable to non-conforming uses ought to be redefined under the rewritten Planning Code. Proposed amendments were adopted by the Commission on June 27, 1978, and sent to the Board of Supervisors that would remove the termination date for the vast majority of existing non-conforming uses. One category of conditional uses that has not been proposed to have the termination date removed automatically is automobile service stations, but these uses may be continued as conditional uses and analysis of each service station for possible continuation was commenced during the fiscal year.

The on-going Non-Conforming Use Program staff consists of one Planner III (ad valorem).

Enforcement/Abatement

Complaints of violations of the Planning Code received from citizens and other City agencies begin the enforcement/abatement process. Routine processing of building permit applications and permits to operate also disclose violations of the Planning Code. Denials of some variance proposals and lack of compliance with conditional use authorizations can also become enforcement cases, although there is not sufficient staff for systematic code enforcement. In addition, violations of the non-conforming use provisions of the Planning Code are also generally handled by the enforcement staff.

Investigation of possible violations includes field reviews, City records research, and meetings with owners, tenants, business operators and developers.

The Code Abatement Section of the City Attorney's Office coordinates cases in which there are multiple municipal code violations. As cases are referred by other City agencies to the City Attorney's Code Abatement Section, the Planner assigned as liaison with the City Attorney's Office checks for Planning Code violations. This effort provides a service to the City and its residents to see that duplication is minimized and that property owners are made aware of Code violations in one action.

Almost all enforcement activities are subject to review on appeal by the Board of Permit Appeals. The major exceptions are appeals of denials of conditional use authorizations, text amendments and reclassifications which are within the jurisdiction of the Board of Supervisors.

This year, as in the past fiscal year, the Code Enforcement staff devoted considerable time and effort to Board of Permit Appeals cases and cases which had been referred to the City Attorney's Office for abatement litigation, with the result that almost a year frequently elapsed between receipt of a complaint and preliminary investigation. Activities of this section continued to be greatly hampered by lack of personnel.

The existing enforcement staff consists of a Planner IV (ad valorem), managers; a Planner II (ad valorem), liaison with the City Attorney's Code Abatement Office; two investigators (CETA); and an enforcement clerk (CETA).

A special eight-month project to clear up the backlog of enforcement cases was funded during the fiscal year under Title II of the Public Works Act. The program will begin on July 1, 1978, with the appointment of a Planner III as supervisor and three Planner II's. The project has set as its goal, in addition to clearing up the backlog, the development of new strategies and procedures to make zoning administration more effective in the future. Monthly progress reports on the project will be made by the staff to the Commission.

Text Amendments

A number of proposals were heard for change in the text of the City Planning Code, in addition to those described later in this report under Residential Zoning Study. There other changes included the following:

1. A proposal referred by the Board of Supervisors to amend Section 302 concerning procedures for zoning reclassifications of property and establishment abolition or modification of a legislated set-back line: The proposed ordinance had the intent of establishing time limits for the Planning Commission to process applications concerning zoning reclassifications and set-backs, changing the effect of reclassification or set-back proceedings upon permit applications, and increasing filing fees for applications filed by interested property owners, with higher fees for large areas. The City Planning Commission recommended to the Board that the proposal as submitted be disapproved, and the Board ultimately tabled the specific proposal. However, both the Planning Commission and Board of Supervisors indicated a desire for the Department of City Planning to prepare revised amendments concerning this section of the Code as well as correct other possible administrative deficiencies of Article 3 of the Code during the next fiscal year.
2. A proposal referred by the Board of Supervisors to amend Sections 218 and 219: The intent was to require conditional use approval of all "quick-stop" food establishments, branch banks and savings and loan association offices and other similar establishments in C-1 (neighborhood shopping) and C-2 (community business) zoning districts where such uses are presently allowed as principal uses not requiring specific Planning Commission authorization. Three public hearings were held by the Commission and the staff held several meetings with interested persons representing residential and merchant associations and the industries directly affected by the proposal. However, the matter was still pending final Commission action at the end of the year. The hearings on this matter also generated a resolution of intent by the Planning Commission to amend the Planning Code to make bars, night clubs and similar places of entertainment conditional uses in C-1 and C-2 districts when such uses are presently allowed as principal uses; however, no formal public hearings were held on this proposal during the fiscal year.
3. A proposal referred by the Board of Supervisors to amend Section 221 concerning the location of adult entertainment: This proposal, which was a revision of a proposal recommended by the Planning Commission in the last fiscal year to be disapproved, had the intent of restricting the location of adult bookstores, adult theaters and encounter studios to commercially or industrially zoned land not less than 1,000 feet from any residentially zoned district, and not less than 500 feet from any such enterprise. At the request of the sponsor of this legislation, the matter was continued beyond the 1977-78 fiscal year and is still pending before the Commission. The staff allocated to these amendments consisted of one Planner V (ad valorem) and one Planner II (ad valorem) part-time.

Code Interpretations

The Zoning Administrator is responsible for making interpretations of the Planning Code for situations not specifically described in the Code. Although almost every conversation or letter applying the City Planning Code to a specific situation could be considered to be Code interpretation, it is estimated that only about .2 of a person year was spent specifically on this work.

Commission Cases

The Commission Case staff prepares cases for which the City Planning Commission holds public hearings. This includes investigation, drafting of case reports, field trips to the properties, presentation to the Commission, recommended action and, when required, transmittal to the Board of Supervisors.

This year, the caseload remained at approximately the same level as the previous fiscal year when there had been a significantly increased caseload than earlier years due partly to discretionary review in lieu of proposed conditional use cases that were handled in the same manner as conditional use cases. The need for this review was a result of standards initiated May 20, 1976, by the City Planning Commission under the Proposed Residential Zoning Maps and Standards. This increased volume of cases was handled without an increase in staff.

Significant Commission case activities that took place during fiscal year 1977-78 included:

1. Approval of 202 units of housing for elderly and handicapped persons to be built at 711 Eddy Street.
2. Approval of 140 units of housing for low-income elderly and handicapped persons to be built in the Yerba Buena Center Redevelopment Project Area.
3. Approval of rebuilding the home for the aged (approximately 120 beds) operated by the Little Sisters of the Poor at 300 Lake Street. A great deal of public interest was elicited by this project due to the proposed razing of the existing home considered by many to be a landmark.
4. Approval of rebuilding and additions for Mt. Zion Hospital in order to meet State requirements.
5. Disapproval of a proposed two-floor addition to Franklin Hospital, which proposal generated significant neighborhood opposition. This disapproval was appealed to the Board of Supervisors which sustained the Commission's action.
6. Approval of modifications to previous planned unit development authorization for the Golden Gateway Redevelopment Project to allow more commercial floor space in the final phase of the project than previously authorized.

Discretionary Review

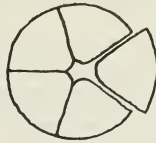
The City Planning Commission has the authority, under the City's Municipal Code, to exercise powers of discretionary review of any permit application which may have adverse or other undesirable effects on the City, even if the proposed development meets the literal requirements of the City Planning Code.

To expedite the discretionary review process, beginning in January, 1977, a staff person in the Permit and Variance Section was assigned part-time to coordinate the discretionary review procedure. The number of discretionary review requests has increased dramatically in recent years. In the past years, 32 requests were received compared with 39 in 1976-77; 23 were deemed to be of merit and were subsequently reviewed by the Commission.

In order to handle the extra review time necessary for discretionary review cases, the responsibility for coordinating discretionary review was transferred in June, 1978, to the Project Review Section.

The Discretionary Review staff consists of 1 Planner II, part-time.

master plan referral



The Master Plan (Comprehensive Plan) Referral is a tool provided by the Charter for realization of the objectives of the Comprehensive Plan. Through the referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the Department of City Planning to determine whether such action is in conformity with the Master Plan. The Department then forwards its recommendation to the initiating agency and the Board of Supervisors for their consideration before final action on the proposal.

Subdivisions and condominium subdivisions are also reviewed by the City Planning Commission for consistency with the Master Plan under the Charter and the Subdivision Code. The City Advisory Agency (Director of Public Works), in acting on subdivisions, must disapprove any subdivision found by the City Planning Commission to be not consistent with the Master Plan and must impose any conditions established by the Commission for the approval of a subdivision. The final decision rests with the Board of Supervisors on appeal.

During the past year there was a surge in condominium conversion subdivisions, 53 applications compared with a total of 13 over the preceding two years. Concerns over this great increase led to a cooperative study with the Housing Section of the Department, which resulted in a series of recommendations which were endorsed by the City Planning Commission on March 9, 1978. The recommendations are directed at strengthening provisions of the Subdivision Code and the Comprehensive Plan protecting tenants affected by conversions, and facilitating the purchase of condominium housing by low, moderate and middle income households. The Board of Supervisors is expected to consider the recommendations and to amend the Subdivision Code during the coming year, after which the Planning Commission would initiate amendments to the Residence Element of the Comprehensive Plan.

This year saw a further increase in the backlog of cases, due to the influx of condominium conversions, and continued inadequate clerical support.

The Master Plan Referral staff consists of one Planning Coordinator (CDBG) two-thirds time, with part-time volunteer assistance. For the Output of the Master Plan Referral Section see Appendix

project review



The Major Projects Review Section has the responsibility of coordinating the review of major proposed buildings which are under consideration by the Department. For new projects, such review includes initial contact and subsequent communication with developers, community groups and other agencies, and proceeds through all aspects of a project's development.

Internal staff coordination for such projects often includes review of environmental evaluation and environmental impact reports, checks for compliance with the City Planning Code, review of conformity with Comprehensive Plan provisions, consideration of possible discretionary review and preparation of case reports and staff recommendations to the City Planning Commission. Subsequent to action on a project by the Department or Commission, it is the responsibility of the Major Projects Review Section to provide follow-up review to assure conformity with conditions established as part of approvals.

In the past year, a number of large and/or controversial projects have been handled by the section. These projects include:

- Downtown high-rise office buildings;
- Northeastern Waterfront development;
- Union Square department stores;
- Large residential development and those types of commercial projects which tend to have significant impact on neighborhood shopping areas.

Since February, a substantial amount of effort has been devoted to study the impact of financial institutions, quick-stop establishments, bars, restaurants and places of entertainment in C-1 and C-2 districts. If an application for such a use does not conform to guidelines which govern their size, location and design, the proposal may be referred to the Planning Commission so that they may exercise their power of discretionary review.

A Study Committee of business and industry representatives, neighborhood residents and merchants associations began a series of meetings with staff to study more substantial methods of guiding the development of neighborhood shopping districts. They examined alternatives to the displacement of small scale retail businesses, over-concentration of the same use, automobile orientation and inappropriate design. Among alternative solutions proposed: the regulation of financial offices, fast food and other quick-stop establishments, bars, restaurants and places of entertainment in C-1, C-2 and RC districts by requiring conditional use authorization of all those which exceed specified thresholds of size, location or hours of operation. Final enactment of Planning Code text amendment awaits the findings of the Union Street Zoning Study, coordination with the emerging Commerce and Industry Element and further discussion with concerned individuals, neighborhood and merchants associations.

Similar to the situation which has existed in previous years, the section did not have sufficient personnel to carry out the quality of review of projects which could have resulted in the best possible development. Neither are there the resources in the section to do all of the review activity that the community expects of the Department.

See Appendix X for a list of major projects reviewed during the year by the section.

institutional master plan



Under the City Planning Code, the Department of City Planning is responsible for securing and making publicly available master plans for all hospitals and institutions of higher learning within the City.

Institutional Master Plan hearings were held by the City Planning Commission on two schools of higher learning during the fiscal year, San Francisco College of Podiatric Medicine and San Francisco Conservatory of Music. The Master Plan for Chinese Hospital was presented to the Commission; but as provided by the Code, no public hearing was held because the site is less than one acre.

Other staff activities related to Institutional Master Plans included review of conditional use applications and building permits to implement projects included in master plans previously submitted to the Department, and liaison with hospitals, schools, and the West Bay Health Systems Agency. However, lack of staff prevented major work in this program. A number of institutions have not yet complied with the initial master plan submittal requirements of the Code. During fiscal year 1978-79, the Code calls for the updating of plans already on file.

At the end of the fiscal year, West Bay Health Systems Agency was in the process of reviewing a hospital conditional use application referred to it by the Department of City Planning, and that agency was about to go into full operation. Much of the background work had been done for a health systems plan to be published by the agency in October or November of 1978. This activity by the Health Systems Agency will provide more information for the review of hospitals by the Department and Planning Commission.

One Planner IV, Zoning, spent about a quarter of his time on this project.

residential zoning study



In July, 1974, the Department began a two-year Residential Zoning Study to recommend appropriate revisions to the residential districts and standards of the City Planning Code, including the Zoning Map. The work was divided into four six-month phases. The first phase resulted in the development of a set of objectives and policies for the study. The second phase involved consideration of alternative frameworks for regulation and outlining of the proposed number and types of residential districts, as summarized in a memorandum presented to the City Planning Commission on August 21, 1975. The third phase resulted in the selection of a specific set of proposed zoning districts, as explained in a memorandum to the Commission on November 20, 1975.

The fourth stage of the Study involved the detailed development of zoning standards and mapping; economic and design studies have been a part of the effort. The Department made its initial recommendations for the changes to the Commission on May 20, 1976, at which time the Commission formally initiated the proposed zoning.

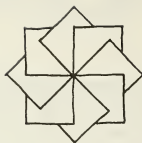
Since that date, the Department has received widespread public comment regarding the proposals. Based upon these comments, the Department prepared a revised set of maps and planning code text revision proposals which were presented to the Commission on November 29, 1977, and initiated by the Commission on December 8, 1978.

A tabloid-format notification of public hearings was then sent to all 138,000 property owners in the City. Hearings were held throughout January, February and March of 1978, many in the neighborhoods. The Department, in a memorandum dated May 18, 1978, responded to the comments made during the hearings and proposed further refinements based upon those hearings.

Four additional hearings were held in June regarding the revisions and; on June 27, 1978, both the text and maps, as revised, were unanimously approved by the Commission and forwarded to the Board of Supervisors for final action.

The Department has received local, state and national awards from the American Institute of Planners for the Residential Zoning Study this year, particularly for its attempts to mediate conflicts between preservationists and developers.

regional planning



This year the Department continued to expand its regional responsibilities. Of particular note was its participation in the final adoption of the Regional Environmental Management Plan, the Industrial Siting Task Force and the Regional Plan Update with the Association of Bay Area Governments (ABAG).

In addition, several major projects which are in or near areas of multi-regional jurisdictions demanded the coordination of the departmental staff:

The Presidio, its Master Plan and various Presidio projects which came through A-95 review from ABAG;

The Playland-at-the-Beach site, which is the subject of a neighborhood initiated application for reclassification of its residential zoning; the site falls within the Coastal Commission permit area and abuts the Golden Gate National Recreation Area (GGNRA), a portion of which is subject to Federal legislation and has an active conditional use application pending on it;

The Fort Mason Master Plan is being reviewed to determine what local transportation impacts the project will have on the City.

The Director has continued to represent the Mayor on the Regional Planning Committee.

landmarks



The Landmarks staff, including the Secretary to the Landmarks Preservation Advisory Board, prepares case reports and provides other staff support to that Board and to the Planning Commission, as provided in Article 10 of the Planning Code.

Appendix XI tabulates cases of the Landmarks Board during fiscal year 1977-78. Discrepancies will be noted in the number of cases approved by the Landmarks Preservation Advisory Board, the City Planning Commission, and the Board of Supervisors. This arises from the fact that structures may be approved by the Landmarks Preservation Advisory Board in one fiscal year and approved by the City Planning Commission and/or Board of Supervisors in a subsequent year.

A Certificate of Appropriateness is required for all alterations to buildings that are designated landmarks or are in historic districts. This year, a considerable amount of Department and Landmarks Board time was spent in reviewing these Certificates of Appropriateness. The Landmarks Board also reviewed and made recommendations concerning additional building projects that might affect landmark or historic district proposals.

There has been continual contact maintained with local, state and federal preservation organizations by the landmarks staff. These include, but are not limited to The Foundation For San Francisco Architectural Heritage and The National Trust For Historic Preservation.

environmental review



Environmental review of all public and private projects is carried out by the Office of Environmental Review (OER) of the Department and by the Planning Commission, pursuant to the requirements of the California Environmental Quality Act, and Chapter 31 of the San Francisco Administrative Code, in order to provide the public and governmental agencies with information concerning the environmental consequences of proposed projects.

Continued revision of environmental review procedures is required because of the rapid evolution in interpretation and implementation of this relatively new body of law and because of yearly amendments to the law and guidelines. The Department's Environmental Review Officer has commented on proposed revisions in the State law and Federal and State regulations.

New Time Limits

Specific time limits for processing environmental evaluations were added to the California Environmental Quality Act by Assembly Bill 884, passed by the California Legislature and signed by the Governor in October, 1977, effective 1 January 1978. The new and amended sections of CEQA require that requests for additional information be made within 30 days of submittal of an incomplete application; because the majority of applications received by OER are not complete at initial submission, formal requests for more information must then be mailed for most of the projects reviewed. Time limits have been imposed on determinations to require an environmental impact report (45 days from the date an application is accepted as complete), on preparation of Negative Declarations (105 days from the date an application is accepted as complete), and on completion of environmental impact reports (1 year from the date an application is accepted as complete). These new limits have added an extra burden to the normal OER workload since the amendments went into effect. Additional record keeping and scheduling is required to insure that deadlines are met and that the office has a record of the actions taken to meet deadlines. Additional staff time is also needed to process the more complicated projects in the allotted time. Special coordination between the Office of Environmental Review and the Permit Processing Section of the Department is required because AB 884 added time limits on local permit processing in addition to those imposed on environmental review activities.

Evaluation Backlog

In part, as a result of the additional procedural requirements, a backlog has developed in the office of more than 20 active and more than 10 pending active environmental impact reports. In addition, the environmental evaluation caseload for the second half of the fiscal year (January to June) has increased 18% over the same period last year. To reduce the backlog and aid OER in routine processing of environmental evaluations, the Mayor's Office and the Board of Supervisors have

provided Federal Title II anti-recessionary funds to allow the section to hire 6 professional and 1 clerical staff to augment existing staff. One planner and 1 clerical staff will be assigned to the office in the fiscal year 1978-79. Title II positions will be funded for the fiscal year 1978-79 and will for the first time, provide specific staff scientist positions for OER. A Mechanical Engineer and an Administrative Assistant have been provided and will continue to be provided by the San Francisco Wastewater Management Program to handle the voluminous data and review for that program.

Increased Fees Proposed

An ordinance to increase fees for processing environmental documents has been prepared and presented to the Board of Supervisors for their consideration. Passage is expected in July or August, 1978. If passed, fees for environmental evaluation would be based largely on the amount of staff time required to process applications, e.g., for an ordinary EIR, about 200 hours of professional staff time is needed, and the fee would be \$2000.00 for this first 200 hours, with additional increases if more staff time is expended.

Major projects reviewed by the Office this year include:

- The Yerba Buena Center Redevelopment Plan and the Yerba Buena Convention Center, with considerable aid from the Chief Administrative Officer's staff.
- The new Saks Fifth Avenue department store at the northeastern corner of Post and Powell, including demolition of the Fitzhugh Building.
- The Department's Residential Zoning Study proposal.

THANKS

This report was edited,
designed and assembled by

Nancy Garvin
Michael Lew
Mary Anne Miller
Audrey Owen
Sheila Saleh

The Commission wishes to acknowledge all staff of the Department of City Planning for their work during the past year.

| | | |
|--------------------|--------------------|--------------------|
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| Gail Bloom | Ted Kaden | Jon Pon |
| Carrol Browning | Michael Kane | Indira Rampersaud |
| Kosrof Chantikian | Eda Kavin* | Wayne Rieke |
| Irene Cheng | David Kim | Stanley Roberson |
| Gordon Choy | Jeremy Kotas | Paul Rosetter |
| Jean Cody | Debora Kurz* | Barbara Sahn |
| Gary Craft | Tina Lance | Sheila Saleh |
| Janet Cummings* | Frances Lawsing | Patricia Salinas* |
| Robert DeVelbiss | Clarence Lee | Andy Schweitzer |
| Ruth Durbin* | Gary Lee | Sidney Shaw |
| Maung Dwa | Sharon Lee* | Glenda Skiffer |
| Alex Echeguren | Eva Levine | Jackie Smith* |
| Robert Feldman | Alan Lubliner | Suzanne Smith |
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| Nancy Garvin | Albert McCary | Peter Svirsky* |
| Ralph Gigliello* | Ramulla Mendoza* | Nathaniel Taylor |
| Charles Gill | Robert Meyers | Jonathan Twichell |
| James Gillen | Edward Michael | Franz VonUckermann |
| Nancy Gin | Jim Miller | Marie Vermiglio* |
| Jocelyn Gordon | Mary Anne Miller | William Ward* |
| Edward Green | Mohini Mirchandani | George Williams |
| Peter Groat* | Elsie Noceti | Mark Winogrand |
| Mary Growt | Robert Noelke | Warren Yee |
| Roland Haney | Michael Noon | Marie Zeller |
| Barbara Conway | | Frank Zwilinske* |

In addition, the Commission wishes to thank the many volunteers and interns who have served the Department and the public without material reward.

*Employees no longer with the Department. We wish them much success in their futures.

APPENDIX

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APPENDIX I

1970 CENSUS TRACTS

1977 Neighborhood Initiated Improvement Program Recommended Projects

- | | |
|----------------------------------|--|
| ▲ STREET TREES | □ PLAY AREAS |
| ● ART WORKS | △ COMMUNITY GARDENS, LANDSCAPING MINI-PARKS |
| ■ BENCHES, LITTER RECEPTACLES | ○ OTHER |



APPENDIX II

NEIGHBORHOOD BICENTENNIAL AWARDS PROGRAM RECOMMENDED PROJECTS JULY 1, 1978 THROUGH JUNE 30, 1978

(For Projects Approved During Previous Fiscal Year
Please Refer to Annual Report 1976-1977)

- | | |
|--|---|
| 1. Street Trees | 11. Lighting, Play Structure |
| 2. Street Trees, Park Improvements | 12. Staircase & Fence |
| 3. Litter Receptacles, Landscaping and Water Fountain | 13. Park Improvements |
| 4. Litter Receptacles, Bike Rack, Kiosks | 14. Street Improvement |
| 5. Street Improvement, Benches & Game Tables, Litter Receptacles | 15. Play Structures |
| 6. Kiosks | 16. Two Murals |
| 7. Bus Shelters | 17. Recycling Center |
| 8. Play Structure, Nature Trail Signs | 18. Mural, Community Garden |
| 9. Park Improvements | 19. Additional Improvements to Community Garden |
| 0. Game Tables | |

APPENDIX III

1977-78 ANNUAL REPORT

SUMMARY OF PERMITS PROCESSED

| <u>Permit Reference #</u> | <u>Approved</u> | <u>Disapproved</u> | <u>Cancellations</u> |
|-----------------------------------|-----------------|--------------------|----------------------|
| 1. NEW BUILDING | 59 | 2 | 5 |
| 2. NEW BUILDING-WOOD FRAME | 529 | 7 | 49 |
| 3. ALTERATIONS | 2394 | 48 | 55 |
| 3L. LEGALIZATIONS | 422 | 14 | 1 |
| 4. SIGNS | 724 | 6 | 28 |
| 5. GRADING | 13 | 0 | 1 |
| 6. DEMOLITION | 242 | 0 | 0 |
| 7. PAINTED WALL SIGNS | 1 | 0 | 0 |
| 8. MISCELLANEOUS* | 1615 | 69 | 0 |

*SUMMARY OF MISCELLANEOUS PERMITS PROCESSED

Fiscal 1977-78

| | <u>Approved</u> | <u>Disapproved</u> |
|---|-----------------|--------------------|
| POLICE | 298 | 25 |
| FIRE | 198 | 7 |
| PUBLIC HEALTH | 559 | 16 |
| SOCIAL SERVICES | 59 | 6 |
| ASSESSOR'S AND DEPARTMENT OF PUBLIC WORKS (LOT SPLITS) | 419 | 9 |
| ALCOHOL BEVERAGE CONTROL | 155 | 6 |

APPENDIX IV a
1977-78 ANNUAL REPORT

Zoning Administrator's Decisions on Variances Applications

| Pending at Beginning of Period | Applications Filed /1 | Granted /2 | Denied | Withdrawn /3 | Pending at End of Period |
|--------------------------------------|--------------------------|------------|--------|--------------|--------------------------------|
| 51 | 102 | 89 | 9 | 12 | 43 |

/1 A single application may request a variance from more than one quantitative standard in the City Planning Code. As illustrated in the table below, a total of 189 variances were included in the 98 applications which were granted or denied in the base period, fiscal year 1977-78.

/2 Certain variances were granted for a lesser deviation from the Planning Code standard than the applicant had requested, and the Zoning Administrator attached conditions to his approval of several applications.

/3 The applicant might abandon his proposal for new construction or alterations to a building. Alternatively, changes in the Zoning Map or the text of said Code might make the application moot.

| | Variances Sought and Decided | | | Granted | Denied |
|---------------------------------|---------------------------------|-----|----|---------|--------|
| Totals for All Types | 189 | 167 | 22 | | |
| Rear Yards | 54 | 48 | 6 | | |
| Building Coverage | 29 | 26 | 3 | | |
| Off-Street Parking | 27 | 23 | 4 | | |
| Lot Area | 18 | 17 | 1 | | |
| Residential Density | 12 | 10 | 2 | | |
| Usable Open Space | 30 | 26 | 4 | | |
| Dwelling Unit Exposure | 1 | 1 | 0 | | |
| Building Height (first 10 feet) | 1 | 1 | 0 | | |
| Lot Width | 11 | 10 | 1 | | |
| Side Yard | 1 | 1 | 0 | | |
| Floor Area Ratio | 1 | 1 | 0 | | |
| Front Setback | 4 | 3 | 1 | | |

APPENDIX IVb

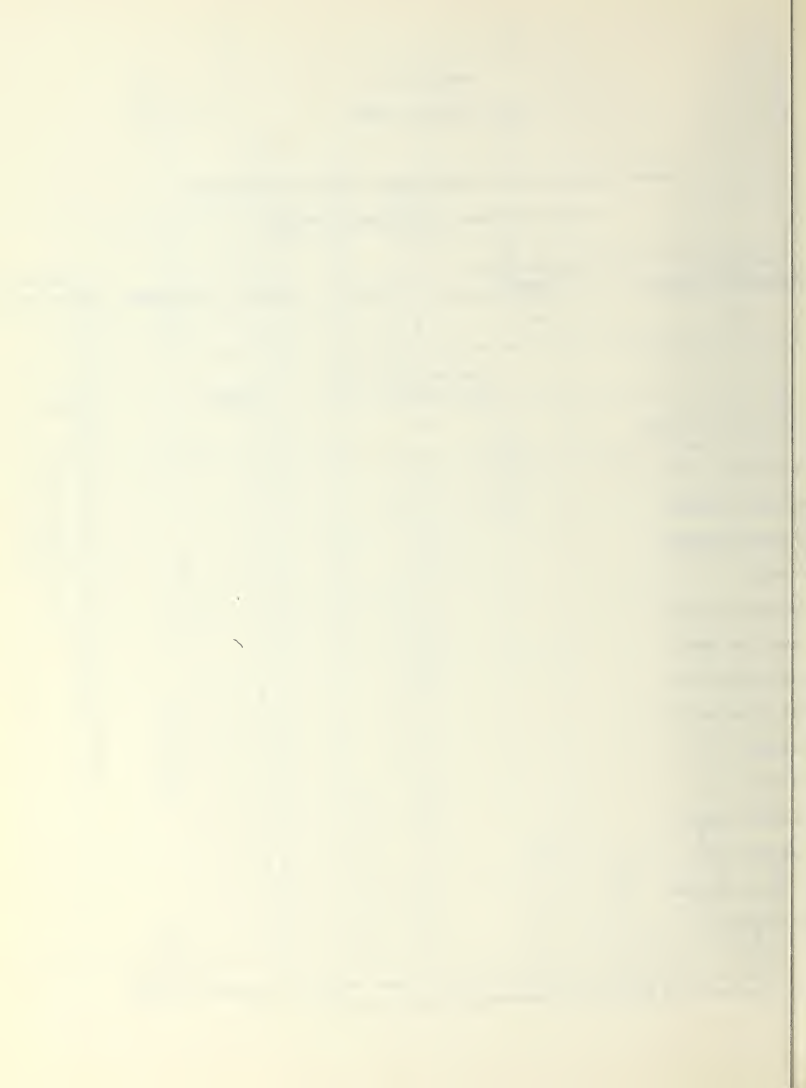
1977-78 ANNUAL REPORT

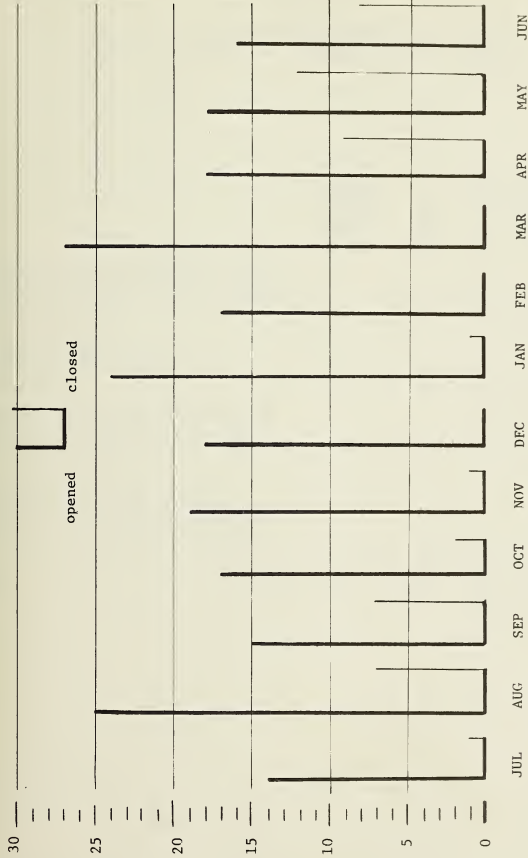
ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

(Excerpted from 1972-73 ANNUAL REPORT)*

| Pending at Beginning of Period | Applications Filed | Granted | Denied | Withdrawn | Pending End of Period |
|-----------------------------------|---------------------------------|---------|--------|-----------|--------------------------|
| 26 | 46 | 33 | 21 | 1 | 17 |
| | Variances Sought and Decided | Granted | Denied | | |
| Totals for all types | 87 | 55 | 32 | | |
| Rear Yard | 26 | 18 | 8 | | |
| Building Coverage | 14 | 11 | 3 | | |
| Off-Street Parking | 15 | 7 | 8 | | |
| Lot Area | 8 | 8 | 0 | | |
| Residential Density | 7 | 3 | 4 | | |
| Usable Open Space | 5 | 1 | 4 | | |
| Outdoor Play Area | 5 | 3 | 2 | | |
| Width of Access Way | 1 | 0 | 1 | | |
| Lot Width | 1 | 1 | 0 | | |
| Side Yard | 1 | 1 | 0 | | |
| Off-Street Loading | 1 | 1 | 0 | | |
| Floor Area Ratio | 1 | 1 | 0 | | |
| Floors of Occupancy | 1 | 0 | 1 | | |
| Sign Projection | 1 | 0 | 1 | | |

*This is included for comparison as 1972-73 was the last full reporting year before enactment of the interim residential zoning controls in 1974.





CODE

ENFORCEMENT

CASE LOAD

1977 - 1978

| | | |
|-----------|-------|-------|
| | 77-78 | 76-77 |
| Carryover | 1007 | 699 |
| Received | 228 | 265 |
| Closed | 48 | 108 |
| CA Cases | 136 | 125 |
| Total | 1187 | 856 |

APPENDIX VI

1977-78 ANNUAL REPORT
SUMMARY OF ACTIONS BY THE BOARD OF PERMIT APPEALS

| | Pending at Beginning of Period | Filed | Overruled | Sustained | Withdrawn | Pending at End of Period |
|---|--------------------------------------|-------|-----------|-----------|-----------|-----------------------------|
| Appeals/Protests from Administrative Decision on Permit Application under City Planning Code. | 1 | 64 | 42 | 18 | 3 | 2 |
| Appeals/Protests from Variance Decisions of the Zoning Administrator | 2 | 13 | 7 | 7 | 0 | 1 |
| Appeals/Protests from Discretionary Review of Permit Applications by City Planning Code | 0 | 5 | 2 | 3 | 0 | 0 |
| Appeals/Protests from an Order, Requirement, Decision or Deter- mination by the Zoning Administrator other than a Permit or a Variance | 1 | 9 | 5 | 4 | 0 | 1 |
| TOTALS | 4 | 91 | 56 | 32 | 3 | 4 |

1977-78 ANNUAL REPORT

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

| | TOTAL | Map Amend- ment | Condi- tional Use | Text Amend- ment | Setback Change | Discre- tionary in lieu Cond. U |
|--|-------|-----------------------|-------------------------|------------------------|-------------------|--|
| <u>Action by Planning Commission</u> | | | | | | |
| Applications filed for hearing during period / <u>1</u> | 72 | 16 | 52 | 4 | 3 | 18 |
| Applications pending at begin- ning of period | 26 | 14 | 9 | 3 | 0 | 6 |
| Approved | 40 | 8 | 30 | 2 | 0 | 18 |
| Approved in part; remainder denied or withdrawn | 0 | 0 | 0 | 0 | 0 | 0 |
| Disapproved | 15 | 5 | 9 | 1 | 2 | 0 |
| Withdrawn, or no action by Commission required | 4 | 1 | 3 | 0 | 0 | 3 |
| Pending at end of period | 40 | 16 | 19 | 5 | 1 | 3 |
| <u>Action by Board of Supervisors</u> <u>on Approved Applications / 2</u> | | | | | | |
| Pending at beginning of period | 4 | 0 | 0 | 4 | 0 | 0 |
| Approved / <u>3</u> | 2 | 2 | 0 | 0 | 0 | 0 |
| Failed of Approval | 3 | 3 | 0 | 0 | 0 | 0 |
| Pending at end of period | 9 | 3 | 0 | 6 | 0 | 0 |
| <u>Applications Appealed to Board</u> <u>of Supervisors / 4</u> | | | | | | |
| Pending at beginning of period | 3 | 1 | 2 | 0 | 0 | 0 |
| Planning Commission Action sustained | 2 | 1 | 1 | 0 | 0 | 0 |
| Planning Commission Action overruled | 7 | 3 | 4 | 0 | 0 | 0 |
| Pending at end of period | 2 | 0 | 2 | 0 | 0 | 0 |

- /1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.
- /2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.
- /3 Each application approved by the Board was also approved and signed by the Mayor.
- /4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes.

APPENDIX VIII

1977-78 ANNUAL REPORT

MASTER PLAN REFERRALS

| | <u>TOTALS</u> | <u>Public Property Referrals</u> | <u>Land Subdivi- sions</u> | <u>Condo. Subdivi- sions</u> | <u>Condo. Conversion Subdivisi</u> |
|---------------------------------|---------------|--|------------------------------------|--------------------------------------|--|
| Pending at Beginning of Period | 25 | 21 | 3 | 0 | 1 |
| Filed | 116 | 45 | 8 | 10 | 53 |
| City Planning Commission Action | 77 | 25 | 7 | 9 | 36 |
| In Conformity | (56)* | (20) | (7) | (9) | (20) |
| Does Not Affect | - | - | - | - | - |
| Not in Conformity | (21) | (5) | (0) | (0) | (16) |
| Administrative Action | 19 | 18 | 1 | 0 | 0 |
| Does Not Affect | (13) | (13) | - | - | - |
| Withdrawn | (6) | (5) | (1) | (0) | (0) |
| Pending at End of Period | 45 | 23 | 3 | 1 | 18 |

In 1976-77, the TOTALS included 76 cases filed. The major difference occurred with condominium subdivisions, where the application for new condominiums increased from 4 to 10, and for condominium conversions from 7 to 53.

APPENDIX IX

1977-78 ANNUAL REPORT

DISCRETIONARY REVIEW CASES

| | <u>1977-78</u> | <u>1976-77</u> |
|-------------|----------------|----------------|
| FILED | 61 | 70 |
| APPROVED | 16 | 41 |
| DISAPPROVED | 5 | 7 |
| DENIED | 6 | 1 |
| WITHDRAWN | 10 | 1 |

*Subtotals indicated by ().

APPENDIX X
1977-78 ANNUAL REPORT

MAJOR PROJECTS REVIEW

The following are some of the projects coordinated by the Major Projects Review Section:

| <u>Assessor's Block</u> | <u>Project</u> |
|-------------------------|--|
| 15, 16, Piers 39-41 | North Point Pier Project |
| 21 | International Longshormans & Warehousemans Union (ILWU) Site |
| 37 | Francisco-Bay Office Park |
| 55 | Possible residential use |
| 60, 80 | Levi's Plaza Project - residential |
| 69 | Possible residential use (Haas Site) |
| 81 | One Lombard Project |
| 83, 84, 85, 107, 108 | Levi's Plaza Project - office/commercial |
| 127 | "Livermore" Project residential |
| 142 | KPIX Project |
| 148 | On Loc Elderly Housing Project |
| 149 | House of the Flag Project |
| 163 | Possible office/commercial use |
| 167, 168, 171 | Golden Gateway North Project |
| 196 | Office/Commercial project |
| 207 | Pacific Mutual Building |
| 208 | 601 Montgomery Building |
| 221 | Residential project |
| 222 | Sproule Lane Site |
| 233 | Four Embarcadero Center |
| 243 | Stockton/Sacramento Redevelopment Project |
| 256 | Possible residential use |
| 258 | Possible office or hotel use |
| 262 | Hibernia Bank Building |
| 263 | "ITEL Project" (101 California) |
| 266 | Shaklee Building (444 Market) |
| 275 | "La Galleria" condominiums |
| 285 | Possible parking/commercial use |
| 289 (NW) | 180 Montgomery Building |
| 289 (SE) | One Sansome Project |
| 292 | Crocker Bank Project |
| 295 | Saks Fifth Avenue Project |
| 313 | Neiman-Marcus Project |
| 347 | Hastings Law School Project |
| 587 | Calvary Presbyterian Church Education Building |
| 646 | Commercial Project |
| 810 | Performing Arts Center |
| 1021 | Jewish Welfare Federation Project |
| 1354 | St. Anne's Home (300 Lake Street) |
| 1592, 1595, 1596, 1692 | Ocean Beach Park Estates Project |
| 2540 | 19th and Sloat Condominiums |
| 3533 | St. Francis of Assissi Housing |

Major Project Review - continued

Assessor's BlockProject

| | |
|---------------------|--|
| 3701 | State Compensation Insurance Fund Building |
| 3702 | "Townhouse" residential project |
| 3703, 3704 | Possible "World Trade Center" |
| 3705 | Pacific I & II (Apparel Mart) |
| 3706 et al | Various YBC office and residential sites |
| 3710 (N) | 333 Market Street Building |
| 3712 | Federal Reserve Project |
| 3718 | Pacific Gateway Project |
| 3720 | "Trans Bay Terminal" Project, possible office building |
| 3723 | YBC "Central Block 2" Site |
| 3734 | Convention Center Project, possible recreation of roof |
| 4991 | San Francisco Executive Park Project - office/hotel |
| 7295 | Stonestown - Bullocks and expansion project |
| 9900 Piers 1 & 3 | Commercial use site |
| 9900 FERRY BUILDING | Possible commercial/office project |
| 9900 BART PLATFORM | Restaurant and Plaza Project |

ENTIRE CITY - Numerous branch bank, savings and loan, quick-stop establishments and neighborhood commercial projects.

APPENDIX XI

1977-78 ANNUAL REPORT

LANDMARKS

| <u>Certificates of Appropriateness Approved by the Landmarks Board</u> | <u>Landmarks Considered by Landmarks Board</u> | <u>Approved by Landmarks Board</u> | <u>Approved by City Planning Commission</u> | <u>Approved Board of Supervisors</u> |
|--|--|--|---|--|
| 14 | 12 | 10 | 6 | 19 |

Landmarks Officially Designated by the Board of Supervisors

| <u>Landmark No.</u> | <u>Name</u> | <u>Location</u> | <u>Assessor's Block/Lot</u> | <u>Effective Date</u> |
|-------------------------|---|--|---------------------------------|---------------------------|
| 85 | San Francisco Art Institute | 800 Chestnut St. | 49/Ptn. 1 | 7/9/77 |
| 86 | Potrero Hill Neighborhood House | 953 DeHaro St. | 4096/43 | 7/9/77 |
| 87 | Jessie Street Substation | 220 Jessie St. (now vacated) | 3706/Ptn. 70 | 7/9/77 |
| 88 | Palace of Fine Arts | East Side of Baker St. between Bay and Jefferson Streets | 916/2 | 7/9/77 |
| 89 | Old Firehouse, Engine Company No. 2 and Truck No. 6 | 1152 Oak St. | 1215/10 | 7/9/77 |
| 90 | Ferry Building | The Embarcadero, foot of Market Street | 9900/000F /000W | 7/9/77 |
| 91 | Gibb-Sanborn Warehouse (Trinidad Bean and Elevator Company) | 955 Front St. | 141/13 | 7/9/77 |
| 92 | Gibb-Sanborn Warehouse (Pelican Paper) | 901 Front St. | 136/3 | 7/9/77 |
| 93 | Old Firehouse, Engine Company No. 23 | 3022 Washington St. | 981/13 | 7/9/77 |
| 94 | Orpheum Theater Building | 1192 Market St. | 351/22 | 7/9/77 |

APPENDIX XI

Landmarks Officially Designated by the Board of Supervisors
(CONTINUED)

| <u>Landmark No.</u> | <u>Name</u> | <u>Location</u> | <u>Assessor's Block/Lot</u> | <u>Effective Date</u> |
|-------------------------|--|---------------------|---------------------------------|---------------------------|
| 95 | Koshland House | 3800 Washington St. | 989/3 | 7/9/77 |
| 96 | Francis Scott Key Monument | Golden Gate Park | 1700/ | 7/9/77 |
| 97 | Atkinson House | 1032 Broadway | 150/33 | 7/17/77 |
| 98 | Ortman-Shumate House | 1901 Scott St. | 1027/3 | 8/13/77 |
| 99 | Schoenstein Organ | 301 - 20th St. | 4084/1 | 8/13/77 |
| 100 | Castro Theater | 429 Castro St. | 3582/85 | 9/3/77 |
| 101 | Oriental Warehouse | 650 First St. | 3789/Ptn. 15 | 10/8/77 |
| 102 | Italian Swiss Colony Bldg. | 1265 Battery St. | 84/1 | 1/8/78 |
| 103 | Calvary Presbyterian Church (Sanctuary) | 2501 Fillmore St. | 577/Ptn. 18 | 1/10/78 |

APPENDIX XII

1977-78 ANNUAL REPORT

ENVIRONMENTAL REVIEW PROCESS

| | <u>Number of Projects</u> | |
|--|---------------------------|-------------------|
| | <u>1977-78</u> | <u>1976-77</u> |
| I. INITIAL EVALUATIONS OF PROJECTS | | |
| A. Under review at beginning of period | 41 | 51 |
| B. Received for review | 454 (28)* | 439 (30)* |
| C. Evaluation determined not to be required | 69 (5)* | 52 (6)* |
| D. Negative Declaration filed | 333 (17)* | 348 (26)* |
| 1. Negative Declaration appealed | 6 | 7 |
| E. EIR Required | 11 | 16 (3)* |
| 1. Percent of cases in which EIR was determined to be required** | 2.5% | 4% |
| 2. Cases appealed | 4 | 2 |
| F. Under review at end of period | 44 | 41 |
| II. ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED | | |
| A. Reports in process at beginning of period | 25 | 30 |
| | (3 are inactive) | (1 was inactive) |
| B. Draft reports completed and hearings scheduled | 4 | 17 (2)* |
| C. Final Reports certified complete | 6 | 11 |
| D. Reports in process at end of period | 36 | 28 |
| | (8 are inactive) | (3 were inactive) |

* Numbers in parenthesis represent the number out of the total number which are reviewed pursuant to Federal requirements.

** During Fiscal 1977-78 and 1976-77, case numbers were assigned to requests for comments received from other jurisdictions. Such cases number 15-30 each year and are not reflected in the base used to compute the percent of cases in which an EIR was determined to be required.

APPENDIX XIII

1977-78 ANNUAL REPORT

STATISTICAL SUMMARY

| | <u>1977-78</u> | <u>1976-77</u> |
|---|----------------|----------------|
| CITY PLANNING COMMISSION | | |
| Regular and Special Meetings | 71 | 61 |
| Planning Code Cases | | |
| Zone Changes | 16 | 16 |
| Conditional Uses | 52 | 58 |
| Setbacks | 3 | 0 |
| Text Amendments | 4 | 5 |
| Discretionary Review | 18 | 35 |
| Master Plan Referrals (Including subdivisions) | 116 | 76 |
| ZONING ADMINISTRATION | | |
| Variances | 102 | 109 |
| Building Applications | 3,585 | 4,131 |
| Sign Applications | 758 | 795 |
| Miscellaneous Permits | 1,684 | 1,871 |
| Enforcement Cases | 1,187 | 837 |
| ENVIRONMENTAL REVIEW | | |
| Initial Evaluations | 545 | 439 |
| Categorical Exemptions Issued | | |
| Under California Law | 64 | 46 |
| Under Federal Law | 5 | 6 |
| Negative Declarations Issued | | |
| Under California Law | 316 | 322 |
| Notice of the Finding of No Significant Effect on the Environ- ment | 17 | 26 |
| Environmental Impact Reports and/or Statements Certified as Complete | 6 | 11 |
| LANDMARKS BOARD CASES | 12 | 18 |

1977-1978 ANNUAL REPORTSignificant Resolutions Adopted By The City Planning Commission

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 7/7/77 | Approval with conditions for 200 units of elderly housing in a nine-story building in the Yerba Buena Redevelopment Project area. | 7768 |
| 7/21/77 | Approving a detailed study of the 100 block of Elsie Street to be undertaken by the Northwest-Bernal Heights Block Club and supporting neighborhood request for withholding approval of any new construction, public or private, pending completion of the study. | 7777 |
| 7/28/77 | Certification of an Environmental Impact Report for a proposed 31-story office building at 180 Montgomery Street. | 7778 |
| 7/28/77 | Certification of an Environmental Impact Report for the West-side Transfer/Storage project, Wastewater Management Implementation Project IX. | 7783 |
| 8/4/77 | Approval with conditions for a planned unit development of 140 units of housing for the elderly in an 8-story building in the Yerba Buena Redevelopment project area; property bounded by Shipley, O'Doul, Clara and Maloney Streets. | 7784 |
| 8/11/77 | Approval of proposed amendment to the Conflict of Interest Code of the City Planning Commission and Department . | 7786 |
| 8/11/77 | Approval with conditions for a planned unit development consisting of three five-level mixed-use buildings in the Golden Gateway Redevelopment Project area, southside of Broadway between Front Street and the Embarcadero. | 7787 |
| 8/11/77 | Approval with conditions of a 150-unit condominium subdivision for Golden Gateway Center, blocks bounded by Front, Broadway, The Embarcadero, Jackson, Davis and Pacific. | 7788 |
| 8/11/77 | Discretionary Review and approval with conditions for construction of a 7th floor addition to Mount Zion Hospital at 1600 Divisadero Street and for construction of a one-story-over-basement administration building in the courtyard. | 7789 |
| 8/11/77 | Approval with conditions of the request for conditional use authorization for a 7th floor addition to the Mount Zion Hospital at 1600 Divisadero Street, resulting in a building with dimensions in excess of the bulk standards. | 7790 |

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 8/11/77 | Approval with conditions for construction of an addition to the existing Hall of Justice resulting in a building with dimensions in excess of the bulk standards. | 7791 |
| 9/1/77 | Discretionary Review and approval with conditions of a Community Mental Health Residential Program to be operated by the Program Foundation for the District I Community Mental Health Center. | 7798 |
| 9/8/77 | Approval of a proposed amendment to the Conflict of Interest Code of the City Planning Commission & Department. | 7802 |
| 9/22/77 | Approval with conditions of a Community Residential Program to be operated by Centro de Cambio, a Community Referral Program, at 1516-18-20 Dolores Street. | 7804 |
| 10/6/77 | Urging the Landmarks Preservation Advisory Board to prepare the necessary documents and legislation for designation of individual buildings in the Civic Center area as Landmarks and for designation of the Civic Center as an Historic District. | 7807 |
| 10/6/77 | Disapproval for a Veterinary Hospital in an existing two-flat building at 683-685 Fourteenth Street. | 7809 |
| 10/6/77 | Approval with conditions for a 202-unit Residential building for the elderly at 711 Eddy Street which exceeded the applicable 130-bulk standards of the City Planning Code. | 7813 |
| 10/6/77 | Affirmation of a preliminary Negative Declaration for the North of Market Rehabilitation Assistance Program, affecting a portion of the area bounded by Golden Gate Avenue and Market, Powell, Geary and Larkin Streets. | 7818 |
| 10/13/77 | Approval with conditions for a planned unit development of a project consisting of approximately 20 one-family houses, and eight six-unit apartment buildings, at 1850 Ocean Avenue. | 7820 |
| 10/13/77 | Sustaining the issuance of a Preliminary Negative Declaration by the Department of City Planning for 143 units of housing for the elderly with ground-floor commercial space and an addition to the Jewish Community Center in the block bounded by California, Walnut and Sacramento Street and Presidio Avenue. | 7821 |
| 10/13/77 | Discretionary Review and approval with conditions of Building Permit Application for a 19-story office building at 601 Montgomery Street. | 7824 |

APPENDIX XIV (Cont.)

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 10/13/77 | Discretionary Review and approval with conditions of Building Permit Application for a 16-story addition to an existing office building used as an apparel mart. | 7825 |
| 10/13/77 | Approving modifications to zoning map initiated by the City Planning Commission on May 20, 1976. | 7826 |
| 10/27/77 | Approval of the Implementation of Transportation Policies contained in the Northeastern Waterfront Plan. | 7827 |
| 10/27/77 | Approval of the landmark designation for Calvary Presbyterian Church Sanctuary Building at 2501 Fillmore Street. | 7828 |
| 10/27/77 | Approval of landmark designation of Education building of Calvary Presbyterian Church at 2515 Fillmore Street. | 7829 |
| 10/27/77 | Endorsing the City-wide Architectural Survey prepared by the Department of City Planning. | 7831 |
| 10/27/77 | Approval of request to the Department of City Planning to notify hospitals and sanitariums, applying for conditional use authorization, that they contact the West Bay Hospital Conference and other Hospitals in San Francisco, prior to submitting application, in order to discuss sharing of facilities and related matters and also requesting the Department of City Planning to give appropriate notice of such applications to the West Bay Hospital Conference and San Francisco Hospitals and Sanitariums within ten days of the filing of such conditional use applications. | 7833 |
| 11/3/77 | Approval with modification of conditions for a planned unit development project consisting of 84 condominium units at 400 West Portal Avenue | 7841 |
| 11/10/77 | Finding that the tentative map for the condominium subdivision into 396 units of buildings in Diamond Heights Village at Red Rock Way was not consistent with the Master Plan. | 7843 |
| 11/17/77 | Endorsing the Third Street Commercial Improvement Plan | 7847 |
| 11/17/77 | Endorsing the request to the Board of Supervisors to expand the Redevelopment Survey Area to include the Industrial Area up to Phelps Street between Evans and Jerrold Avenues | 7848 |
| 12/1/77 | Approval of Board of Supervisors' proposed amendment of Section 1385 of the Subdivision Code concerning condominium conversions | 7849 |

APPENDIX XIV (Cont.)

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|--|-----------------------|
| 12/1/77 | Approval with conditions of the conditional use authorization request of Mt. Zion Hospital and Medical Center, to enlarge the existing park lot for doctors with access from Scott Street. | 7852 |
| 12/1/77 | Sustaining the issuance of a Negative Declaration by the Department of City Planning for the rebuilding of the Home for the Aged at 300 Lake Street. | 7857 |
| 12/1/77 | Sustaining the issuance of a Negative Declaration by the Department of City Planning for a three duplex project at Villa Terrace. | 7859 |
| 12/8/77 | Discretionary Review and disapproval of a building permit application for a fast food facility at 3070 - 16th Street. | 7862 |
| 12/8/77 | Disapproval of a tentative map for 150-unit condominium conversion subdivision at 66 Cleary Court. | 7863 |
| 12/8/77 | Declaring the intention of the Commission to consider proposals for comprehensive amendment of the written regulations of the City Planning Code and the Zoning Map with respect to residential areas. | 7864 |
| 12/15/77 | Sustaining the determination by the Department of City Planning that an EIR is required for a 19-unit single-family subdivision project at Edgehill Way. | 7865 |
| 12/22/77 | Urging the San Francisco Airport Commission to direct the filing of an environmental evaluation for certain components of the expansion/modernization program. | 7866 |
| 12/22/77 | Directing the Chief Administrative officer and City Attorney to take steps to improve regulations governing time limits in the subdivision code. | 7867 |
| 1/4/78 | Approval to amend the Recreation and Open Space element of the Master Plan. | 7874 |
| 1/4/78 | Approving a solar retro-fit project for the Department's office at 100 Larkin Street, and the submission of a grant application to the United States Department of Energy | 7876 |
| 1/12/78 | Certification of final Environmental Impact Report for expansion of Ralph K. Davies Medical Center. | 7879 |
| 1/12/78 | Disapproval of request by Ralph K. Davies Medical Center for conditional use authorization to add a fifth floor to the existing hospital. | 7880 |

APPENDIX XIV (Cont.)

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 2/9/78 | Approval with conditions of the application for a Certificate of Appropriateness to relocate and rehabilitate the Abner Phelps House. | 7892 |
| 2/23/78 | Proposing recommendations to the Board of Supervisors on amendments to the Subdivision Ordinance on Condominium Conversion Subdivisions, also recommending to the Board of Supervisors that it impose a ninety (90) days moratorium on the acceptance of residential condominium conversion subdivision applications. | 7903 |
| 3/2/78 | Approving City Planning Commission Intention to amend the City Planning Code so as to require conditional use authorization for all bars in C-1 and C-2 Districts and certain amusement enterprises in C-2 Districts. | 7905 |
| 3/2/78 | Disapproving proposed change in text of City Planning Code amending Section 302 and other sections to modify procedures for zoning reclassifications and set-backs. | 7906 |
| 3/9/78 | Expressing City Planning Commission policy that the San Francisco Beltline Railroad tracks should be replaced upon completion of the Waste Water Management project. | 7907 |
| 3/9/78 | Proposing recommendations to the Board of Supervisors on amendments to the Subdivision Code relating specifically to the preservation of low and moderate income housing in condominium conversion subdivision and the pricing of condominium units for tenants in relation to pre-conversion rents. | 7911 |
| 3/16/78 | Recommending to the Hastings College of Law to consider the possible development of combined student housing and housing for the elderly at the Empire Hotel building. | 7918 |
| 4/20/78 | Adopting a policy of discretionary review for any building permit application on that portion of Union Street between Steiner Street and Van Ness Avenue and on that portion of Fillmore Street, between Union and Lombard Streets. | 7941 |
| 4/25/78 | Certification of the Environmental Impact Report for the Yerba Buena Center | 7944 |
| 4/27/78 | Discretionary review and approval of a building permit application for Saks Fifth Avenue Retail Store at Post and Powell Streets, for construction of a new six-floor retail department store, replacing Fitzhugh Building. | 7948 |
| 5/18/78 | Exempting Redevelopment areas from the interim controls instituted by the initiation of the Residential Zoning Study. | 7964 |

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 6/1/78 | Approval of a proposal to develop temporary storage facility for North Point Pier Project, non-maritime use in Northern Waterfront Special Use District No. 1. | 7976 |
| 6/1/78 | Endorsing a detailed study of that general area designated for future study "Area B" as identified in the 1968 Bernal Heights Neighborhood Improvement Program. | 7979 |
| 6/15/78 | Approval of a proposal to change the convent and residence at 815 Buena Vista Avenue West, to a Residential Care facility for approximately 70 persons, addicted to drugs or liquor. | 7983 |
| 6/22/78 | Discretionary review and disapproval of police permit to establish "Place of Entertainment" at 2275 Market Street. | 7993 |
| 6/27/78 | Certification of Revised Draft Environmental Impact Report covering the Proposed Amendments to the text ordinance and the zoning map of the City Planning Code affecting residential districts and development. | 7995 |
| 6/27/78 | Adoption of proposed comprehensive amendments to text of the City Planning Code pertaining to residential zoning. | 7996 |
| 6/27/78 | Adoption of proposed city-wide revisions to the zoning map. | 7997 |
| 6/29/78 | Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan. | 8000 |
| 6/29/78 | Adoption of the Proposed Amendment to the Master Plan of the City and County of San Francisco, relating to the report entitled "Commerce and Industry, Objectives and Policies", August 1977 and Endorsement of the Commerce and Industry Strategy and Programs Report. | 8001 |

APPENDIX XV

1977-78 ANNUAL REPORT

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department compared with budget appropriations were as follows:

| | <u>Budget</u> | <u>Transfers & Supplemental Appropriations</u> | <u>Encumbrances and Expenditures</u> |
|--|---------------|--|--------------------------------------|
| 119.110.000 (Permanent Salaries) | 1,054,137 | | \$1,011,432.60 |
| 120.000 (Temporary Services) | 40,200 | | 29,125.11 |
| 140.000 (Fees & other compensation) | 4,500 | | 4,260.00 |
| 200.000 (Contractual Services) | 93,283 | (1) 5,732.00 (2) 103.00 (3) 600.00 | 94,068.92 |
| 203.000 (Use of Employees Car) | 300 | | 300.00 |
| 216.000 (Maint. & Repair auto request) | 1,300 | | 1,300.00 |
| 300.000 (Materials & Supplies) | 20,713 | | 20,194.00 |
| 400.000 (Equipment) | 4,544 | (4) 450.00 | 4,109.81 |
| 863.000 (Mandatory Fringe Benefits) | 261,816 | | 228,125.67 |
| 854.000 (Membership dues) | 975 | | 825.00 |
| 880.001 (Rents-Real Property) | 33,942 | | 33,942.00 |
| 124.000 (Services of EDP) | 4,230 | | 4,230.00 |
| 245.000 (Real Estate Dept.) | <u>100</u> | <u> </u> | <u>100.00</u> |
| TOTAL: | 1,520,040 | | 1,432,013.11 |
| (1) Transfer from Reserve | | | |
| (2) Supplemental (sewer charges) | | | |
| (3) Transfer from Residential Zoning (Net) | | | |
| (4) Transfer to OE200-Refer to #3 | | | |

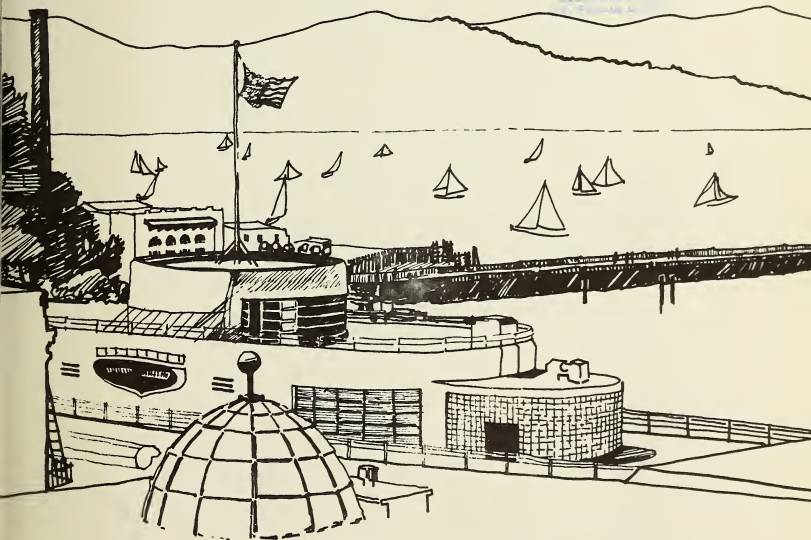
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1978-79
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ANNUAL REPORT 1978 • 1979

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San Francisco Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

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City Planning Commission 1978-1979

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Yoshio Nakashima

Charles Starbuck, III

Roger Boas, Chief Administrative Officer

Alternate: Joseph Mignola

Richard Sklar, General Manager of Public Utilities Commission

Alternate: John Christensen

Department of City Planning

Rai Y. Okamoto, Director of Planning

Milton Edelin, Deputy Director of Planning

Robert Passmore, Assistant Director - Implementation

George A. Williams, Assistant Director - Plans and Programs

Lee Woods, Administrative Secretary

Commission President's Letter

| | | |
|------|---|--|
| Page | 1 | Introduction: Rai Y. Okamoto, Director |
| | 3 | The Planning Function |

PLANS AND PROGRAMS

| | |
|----|---------------------------|
| 5 | Housing |
| 10 | Commerce and Industry |
| 14 | Transportation |
| 17 | Northeastern Waterfront |
| 20 | Neighborhood Planning |
| 22 | Capital Improvements |
| 23 | Recreation and Open Space |
| 24 | Information Systems |

IMPLEMENTATION

| | |
|----|--|
| 26 | Zoning |
| 26 | Zoning Information Service |
| 26 | Permit Processing |
| 27 | Major Projects Review and Urban Design |
| 29 | Variances |
| 29 | Board of Permit Appeals |
| 31 | Non-Conforming Use Program |
| 31 | Violation Abatement |
| 32 | Commission Cases |
| 33 | Condominium Ordinance |
| 33 | Zoning Studies |
| 35 | Institutional Master Plans |
| 36 | Master Plan Referral |
| 37 | Intergovernmental Affairs |
| 39 | Landmarks |
| 40 | Environmental Review |

THANKS

Appendix

ANNUAL REPORT
1978 - 1979

San Francisco Department of City Planning

100 Larkin Street
San Francisco, California 94102



City and County of San Francisco

Department of City Planning

August 29, 1979



The Honorable Dianne Feinstein, Mayor
City and County of San Francisco
City Hall
San Francisco, California 94102

Dear Mayor Feinstein:

On behalf of the City Planning Commission and the Department of City Planning, we are pleased to send you our Annual Report for the fiscal year 1978-79.

Most significant among the accomplishments of the year was the final adoption of the City Planning Code text and map revisions affecting all residential properties in the City, the culmination of five years of Department study to regulate residential growth and achieve both preservation and constructive change.

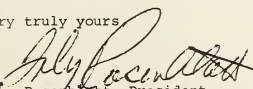
The third in a series of neighborhood applications to reduce the height limits for development on Nob Hill was adopted by the Commission and ratified by the Board of Supervisors. A twenty-month effort by the Department culminated in the passage of amendments to the Condominium Conversion section of the Subdivision Code, thereby strengthening protection to residential tenants and helping preserve rental housing stock.

As a response to neighborhood concern that commercial growth and renovation were accompanied by unwelcome changes in the character of Union Street, the Commission enacted interim controls within a special use district there. After extensive review approval was given to several major projects during the year including Levi's Plaza, Stonestown expansion, Neiman Marcus, Saks Fifth Avenue, St. Anne's Home and Menorah Park.

Continuing fiscal restraints on the operations of the Department and the City as a whole are having long-term adverse effects on the capability to provide necessary planning services and are requiring major adjustment of work program priorities. Programs were commenced during the year to improve operations management, expedite permit processing, establish an interdepartmental computer-based information system, improve funds and program controls, and other related improvements.

We look forward in the coming year to the fruition of these programs and to the continuing opportunities to serve our objectives and duties for the betterment of our City.

Very truly yours,


Toby Rosenblatt, President
City Planning Commission

introduction

Rai Y. Okamoto
Director of Planning

This fiscal year the Department experienced its first post-Proposition 13 budget which brought a 19% reduction in funding in addition to prior reductions imposed by the Mayor on the Department's originally proposed 1978-79 budget. Together with continued reduction in non-ad valorem grant funding, these limitations forced a shift in work program priorities to provide maximum support for short term planning and zoning activities such as permit processing, variances and environmental review. Activities not mandated by the Charter were curtailed and Landmarks Preservation technical support eliminated as the Department applied its limited remaining resources to reduce backlogs accrued due to prior staff shortages and attend to the unabated high demand for Planning Code services.

While this reallocation of resources to current zoning and planning activities is necessary, overall public needs cannot be met. The Department cannot execute its responsibility to plan for the City's future without ad valorem funds because grant monies are severely limited in scope to specific projects. Thus, backlogs grow in the maintenance of current data, sorely needed planning research and analysis to the detriment of the City as a whole. In private sector terms, "research and development" required for the city to remain competitive is being neglected.

Persistent budget constraints are of course experienced by most other city agencies; in Planning, they seriously affect staff morale particularly when the Department's sense of professional responsibility and desire to serve San Francisco is frustrated by forces beyond its control.

Several approaches to remedy the situation are being pursued as follows:

Management improvement has been the focus of several efforts this year. The Deputy Director position was filled bringing the Department's senior administrative staff to full strength for the first time in three years. The new Deputy is Milton R. Edelin, a planner and architect who will be primarily responsible for personnel development and evaluation, production, budgetary matters and grant management, information services and organization. In addition the Department is undergoing management analysis and training.

The Department is participating with other departments to modernize and simplify the entire permit process. Elimination of steps, parallel processing and computerization are being studied. In addition, the Department was assigned, by the Mayor, the task to lead the city's comprehensive reorganization of its data processing system. Modernization of the system would provide for integrated data access and retrieval by functionally related departments (City Planning, Assessor, Bureau of Building Inspection, Property), increase storage capacity, speed retrieval, increase accuracy, avoid duplication and release personnel for more creative tasks.

Finally, the Department has set a specific operational goal to modernize its telephone system. Communication by telephone is the main contact for persons whom the Department serves and the out-of-date technical system causes frustration for both staff and the public. Telephone company experts indicate that these problems can be mitigated by replacing the existing obsolete system and that short run costs will be quickly recovered.

Relief from fiscal constraint seems possible only if the costs of services are shared more equitably by those served. Therefore, the Department has submitted legislation to recapture these costs by increasing fees and instituting new fees. While full cost recovery is not sought, the additional income should pay for additional staff necessary to essential departmental services.

Despite resource limitations, major achievements included substantial completion of a development plan for the Northeast Waterfront in collaboration with the staff of the Port Commission and the Redevelopment Agency. Comprehensive amendments to the residential zoning ordinance were adopted by the Board of Supervisors after several years' work. Department staff played a major role in developing legislation adopted by the Board of Supervisors addressing the condominium conversion and rent control issues. A Housing Opportunity Sites Report was published and will be periodically updated to act as a catalyst for housing construction. Finally, as the new fiscal year starts, we have begun a comprehensive Downtown Conservation and Development Plan which will address the multitude of issues raised by continued office growth, and propose areas for conservation and places where change is desirable.

Despite the increasing sense of our professional and personal vulnerability, most dramatically evident in the assassinations of Mayor Moscone and Supervisor Milk, the Department will continue to strive for excellent public service in response to San Francisco's needs. If fiscal support must be less, we hope the public will patiently share with us the difficult task of guiding our City's economic, physical and social future.

the planning function

The Department of City Planning functions as staff for the City Planning Commission to which the Director of Planning is responsible under the Charter. All major items worked on by the staff go before the Commission, either for a decision, or for a recommendation to some other body, or as a matter of information for comment to the staff. The Commission has Regular Meetings each Thursday, occasional Special Meetings, and Committee Meetings on a monthly basis.

Briefly stated, the functions of the Department of City Planning, some mandated by City Charter, some by State law and others by local ordinances or administrative arrangements, are:

COMPREHENSIVE PLAN PREPARATION (PLANS AND PROGRAMS)

The Department staff prepares, and the City Planning Commission adopts, the Comprehensive Plan (Master Plan) of the City and County of San Francisco. Elements of the Comprehensive Plan adopted by San Francisco in compliance with State Law (Section 65040.5(b) of the Government Code) include: Circulation (Transportation), Housing (Residence), Conservation, Open Space, Seismic Safety, Noise, Urban Design and Commerce and Industry.

1. Programs developed from the Comprehensive Plan. The Department is responsible for developing programs to carry out the policies of the Comprehensive Plan, for example: programs for acquisition of land for parks, or housing Rehabilitation Assistance Program (RAP).

2. Advice on the Master Plan. The Charter provides for publication of the Master Plan and for advice by the Department to the Mayor, the Board of Supervisors and other City departments. Major requests may, with the approval of the Commission, become work projects of the Department.

3. Capital Improvement Program. The Charter also requires that the Department and the Commission have a major role in proposing priorities for undertaking construction and changes in public facilities or Capital Improvements. A six-year program is prepared annually, based upon requests of all departments. This department also acts as staff to the Capital Improvement Advisory Committee, which establishes priorities for budget requests.

4. Neighborhood planning. The Department works on an area (district or neighborhood) level through staff members assigned to community planning. In some parts of the city the liaison is only on a part-time basis with community groups, while in others there may be area plans under preparation or at an implementation stage.

5. Information sources. As one of the normal functions of a planning agency, the Department maintains and publishes information for its own use and for use by other government agencies and the general public. Much of the published information deals with demographic matters such as population, housing and commerce.

Increasingly, the use of ad valorem funds (those which derive from City revenues) has been directed toward the areas of major public pressure and concern such as permit processing and environmental review. This concentration of ad valorem funds on pressing current planning issues has left few resources for the comprehensive planning effort which guides future growth by long-range programs and policies. Federal sources of money, earmarked by the grant fund agency for a specific purpose, do not guarantee that the entire spectrum of comprehensive planning issues will be covered as fully as they have in the past.

IMPLEMENTATION

Zoning

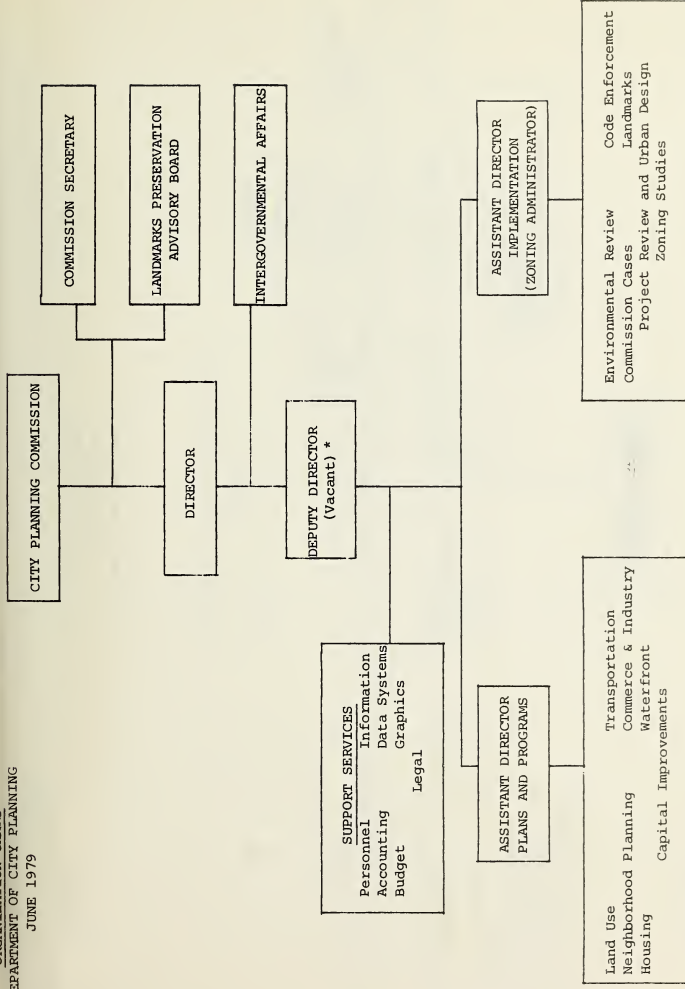
Responsibility for administering the City Planning Code lies with the Zoning Administrator through whose office the following functions are carried out:

1. Interpretation of the Code; hearings of applications for Variances from the provisions of the Code; revisions of the text and maps which make up the Code;
2. Review of building proposals and permit applications for their conformity with the Code;
3. Enforcement of the Code and abatement of violations of its provisions;
4. Preparation of cases for public hearing before the City Planning Commission on applications for conditional uses, reclassification (rezoning) proposals, zoning map and text amendments, landmarks, master plan referrals and discretionary review;
5. Zoning Information, including the continual record-keeping and updating of information; the Zoning Information Counter serving the requests of members of the public for current data;
6. Administration of the City's historic preservation ordinance including recommendations to the Commission regarding landmark designation and Certificates of Appropriateness;
7. Supervision of the Office of Environmental Review.

Environmental Review

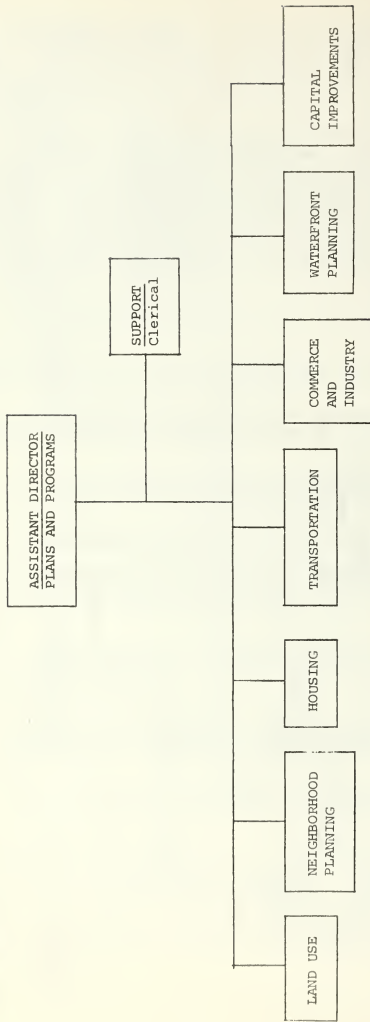
The California Environmental Quality Act regulates review of public and private projects to determine their effects upon the environment. The Department is designated to administer these requirements through the Office of Environmental Review, headed by the Environmental Review Officer. Projects that are not exempted from the law must have either an Environmental Evaluation or an Environmental Impact Report.

ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
JUNE 1979



* Filled as of August 1979

ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
PLANS AND PROGRAMS DIVISION
JUNE 1979



ORGANIZATION CHART
 DEPARTMENT OF CITY PLANNING
 IMPLEMENTATION AND ZONING
 DIVISION
 JUNE 1979

ASSISTANT DIRECTOR
IMPLEMENTATION
 (ZONING ADMINISTRATOR)

ASSISTANT ZONING ADMINISTRATOR
 (Vacant)

SUPPORT
 Clerical
 Reception

CODE ENFORCEMENT
 Permit Processing
 Variances
 Violation Abatement
 Non-Conforming Uses
 City Attorney Cases
 Board of Permit Appeals

ZONING
 STUDIES

OFFICE OF
 ENVIRONMENTAL
 REVIEW

PROJECT REVIEW
 AND
 URBAN DESIGN

COMMISSION CASES
 Master Plan Referrals
 Institutional
 Master Plans
 Conditional Uses
 Reclassifications

LANDMARKS

plans and programs

housing

HOUSING REHABILITATION

Rehabilitation Feasibility Studies

The Hayes Valley and Bayview North Residential Rehabilitation Studies and the Director of Planning's letters of recommendation were completed by staff. Ordinances prepared by staff which establish Housing Improvement Programs in these neighborhoods are being considered by the Board of Supervisors.

A preliminary draft of the Chinatown-North Beach Residential Rehabilitation Study was completed by staff, and a community meeting was held. Based on the discussion at the meeting and the updating of data, a final report is being drafted for public review.

Housing strategy studies were undertaken for the Inner Mission and the South of Market Neighborhood. The South of Market strategy is scheduled for completion in September 1979, and the Inner Mission strategy is scheduled to be complete by May 1980.

Other Housing Rehabilitation Related Projects

Staff participated in the development of the scope of services and the selection of a consultant to implement the North of Market Rent Survey during the Spring of 1979.

Several HUD-sponsored displacement studies are underway and staff has assisted consultants involved in these studies to gather data about San Francisco.

Historic Preservation Loan Program

The Heritage Preservation Loan Program is a citywide rehabilitation program offering low-interest loans to low-income homeowners for the improvement of architecturally significant San Francisco houses. Heritage decided to work through Crocker Bank which has agreed to make loans with a 6 percent interest rate. Community Development funds will be used to guarantee and subsidize the loans. Staff has provided technical assistance as a member of the Advisory Committee.

NEW HOUSING DEVELOPMENT

Promoting New Housing Production

In response to the critical housing shortage in the City, staff has been assigned to assist with the private development of new housing. Staff assistance has taken many forms including research, participation in project review and environmental review activities on individual cases, coordination with the Mayor's Office of Community Development, the California Housing Finance Agency, and HUD, participation with the Bureau of Building Inspection in developing more expeditious permit processing procedures, and establishing and maintaining an up-to-date list of housing opportunity sites.

One responsibility being taken with more vigor than in the past is in implementing the requirement in the Subdivision Code and the Master Plan which calls for developers to include 10 percent of the units for low and moderate income occupancy. The current availability of HUD Section 8 subsidy funds allows us to enforce the requirement at this time.

Staff has also participated in discussions regarding possible uses of the City's Hotel Tax to assist low, moderate, and market-rate housing.

Review of HUD Proposals

Private developers submitting proposals to HUD for rent assistance commitment under the Section 8 program must submit their proposal first to the Department of City Planning and the Mayor's Office for what is known as "213 Review". This is a preliminary review to determine whether the project conforms to applicable zoning and master plan requirements and, if not, whether such conflicts can be successfully worked out to allow the project to be approved at the local level. Following a concerted effort by the Mayor's Office to solicit proposals from developers for family housing under Section 8, in the Spring of 1979 staff completed the 213 review of four projects.

NCU Gas Station Sites

Non-Conforming Uses (NCU's) that were originally notified of their non-conforming status in 1960 began to request conditional use authorization in order to continue operating beyond their 1980 termination date. Staff has been anticipating that many of the NCU service station sites would be ideal for conversion to housing, as some are large enough to accommodate 25 to 30 dwellings.

The gas crisis of the Spring of 1979 changed the situation, however. It was learned that if any of the existing gas stations went out of business, the gas formerly allocated to it would not, in most cases, be reallocated to the remaining service stations in the City, thereby reducing the total supply of gas to City residents. When the first 19 cases came before the City Planning Commission, each one was granted conditional use authorization to continue operating as a gas station indefinitely.

Housing Opportunity Sites Report

First published in February 1978, this report is a listing of vacant and underutilized sites in San Francisco which may be available for housing construction. Since February, the report has been updated and revised in preparation for republication.

Surplus School Sites

The staff has evaluated the housing development potential of all surplus school sites and has given preliminary consideration to the rezoning appropriate to the various sites. The Department has met frequently with staff of the Board of Education and developers who have expressed interest in locating housing on some of the surplus sites.

CONDOMINIUM CONVERSION REGULATIONS (see also Master Plan Referrals section)

Amendments to the Subdivision Code

Pursuant to increasing concerns raised by members of the City Planning Commission, staff began to research the adequacy of the Subdivision Code relative to the regulation of condominium conversions in November, 1977. By February 1978, staff had prepared a Memorandum setting forth some preliminary recommendations for amendments. After public hearings, discussion, and some changes, the recommendations were endorsed by the Commission in April 1978, and were submitted to the Board of Supervisors for legislative action. The recommendations were returned to the department in December 1978, with only minor changes being suggested by the City Attorney's Office.

Condominium Conversion Study

During the summer and fall of 1978, staff undertook a study of the impacts of condominium conversions on the city's housing stock and population. This study assembled existing data on the City's housing and population, with emphasis on those neighborhoods which had been experiencing a rapid increase in the rate of condominium conversions. In addition, questionnaires were developed and sent out to tenants in conversion buildings and to recent buyers of condominium units. The questionnaires were designed to obtain better insight into the particularly troublesome issues of tenant displacement, characteristics of tenant and purchaser, and the impact on the costs of housing.

Returns of the surveys were disappointing and the low level of response, especially of tenants who had moved from a converted building, precluded firm conclusions on most of the crucial issues. We did learn, however, that both the tenants and the owners had similar socio-economic characteristics (primarily white, middle-to-upper income with small households and few children), although the owners were higher income, somewhat older, and had lived in San Francisco longer than the tenants. The most recent buyers were the highest income and a higher percentage of these were not previously San Francisco residents. Although no clear conclusions would be drawn concerning the impact on tenants, the responses indicated that tenants were being able to find housing after displacement within San Francisco at about the same rent as before. Overall, the report

suggested a somewhat less critical situation than some perceived, and all agreed that further updating of the surveys would be necessary before reaching final conclusions.

Copies of the report have been sent on request to other cities in California and many other states, as the concern over condominium conversions appears to be spreading across the country.

Final Action on Subdivision Code Amendments

Because of the lapse in time and changes in thinking on the part of the staff and the Commission since April, additional substantive changes to the original recommendations were made in January, 1979. Final redrafting of proposed ordinance language was completed in February.

The final proposals were presented at a public hearing before the Commission and were endorsed. The proposal was submitted to the Board of Supervisors where public hearings were scheduled in May and June under the auspices of the Select Committee on Housing.

Staff of the Housing Section shared the responsibility for drafting and lobbying the proposals with Commission Cases staff which has been handling the day-to-day processing of condominium conversion subdivisions. Meetings were held with private real estate attorneys and other interest groups and members of the Board to work out compromises. Final hearings on the proposals were concluded in June, and the amendments were finally adopted on July 2 and signed by the Mayor on July 6. Most of staff's proposed amendments were ultimately adopted. These measures are expected to slow down the pace of conversions, bolster tenants rights in the conversion process and, by requiring negotiated prices between tenant and subdivider, to result in keeping sales prices within range of the existing tenants.

Intergovernmental Coordination

Staff of the housing section provide technical assistance to the Mayor's Housing Policy Group and participate in the HPG weekly meetings. Staff also serve on the Housing and Urban Development Committee of the Human Rights Commission and on the Housing and Community Development Committee of the League of California Cities.

Output of the Housing Section 1978-79

Amendments to the Subdivision Code relative to Condominium Conversions and supporting documents

Proposed Rules and Regulations of the Residential Rent Stabilization Board

Housing Opportunity Sites Report

Analysis of the Potrero Hill Housing Strategy

Hayes Valley Residential Rehabilitation Study

Bayview North Residential Rehabilitation Study

Housing Improvement Program Ordinances for Hayes Valley and Bayview North
Evaluation of Sutter/Stockton Garage Expansion

Changes in the San Francisco Housing Industry

Condominium Conversions in San Francisco

Staff:

2 Planner III

1 Planner II

commerce and industry

Summary

Highlights of this year's efforts include completion of a detailed study and plan for Union Street, writing of a draft Master Plan for the Central Waterfront, analysis of and preparation of a proposed redevelopment plan for the Bayview Industrial Triangle Area, preparation of Neighborhood Commercial Improvement Plans for Cortland Avenue, Broad Street and Leland Avenue, commencement of a land use and zoning study of all the City's neighborhood commercial districts and development of a study design for a major study of the City's central business district.

Staff realized accomplishments in the following major program areas: Downtown Office District; Neighborhood Commercial Districts; Waterfront Planning; Industrial Districts; Support and Liaison.

Downtown Office District Planning

The economic impact of the downtown office district is a major concern for both San Francisco and the Bay Area economy, since many thousands of existing and potential new jobs are tied to office sector growth, including support service employment, construction and retail businesses.

Recognizing the importance of the office sector to the City economy and the concern that has been raised about the rate of growth and the impact it is having on the City, the formulation and initiation of a comprehensive approach for a Downtown Conservation and Development Plan has been a major staff task. Accomplishments to date include the drafting of a detailed work program which includes land use/transportation planning, environmental impact assessment, an economic development component, and an urban design/zoning/implementation component. A clear assessment and analysis of economic impacts in terms of tax and revenues, municipal costs, support service and land use requirements, and employment impact are crucial to overall policy formulation for the Downtown Plan.

Staff has been in contact with the Association of Bay Area Governments (ABAG) and other local and Federal agencies regarding the regional economic impact of changes in the downtown office district on the Bay Area economy, and the implications of office sector growth in other Bay Area locations. An initial commitment

of \$70,000 has been made by the City and County of San Francisco to fund the first phase of a consultant's study on the future of the downtown sector (San Francisco Downtown Conservation and Development Study).

A work program was drafted for a study of the area from 5th to 9th Streets between Market and Mission (World Trade Center). HUD-Block Grant funds are being sought to fund this study. Also, at the request of the General Services Administration, guidelines were developed for the location of federal offices in San Francisco.

Neighborhood Commercial District Improvement

Working with community organizations and in coordination with the staff of the Mayor's Economic Development Council, staff has been instrumental in the preparation of commercial district improvement plans for Cortland Avenue, Leland Avenue and the Broad-Plymouth Commercial Area. Other activities include development of an overall program and funding strategy for the long range implementation of neighborhood commercial improvements, particularly through the utilization of Block Grant Funds for public improvements and facade loan programs. Working with the Economic Development Council staff, staff has also maintained liaison and provided technical assistance in implementing programs active on Ocean Avenue, Third Street and Sixteenth Street.

Union Street Study

Union Street, a neighborhood commercial district which has undergone economic transformation in recent years, has raised the concern of residents and businessmen who believe the numerous bars, restaurants, and other places of entertainment to be a significant factor effecting unwelcome changes there. In response, the Board of Supervisors enacted a moratorium on the approval of any permits for the establishment or expansion of these types of businesses.

The Department of City Planning embarked on a study of the Union Street area which examines demography, land use, economic data, transportation and parking, police statistics, and other factors bearing on the area. Various alternatives were evaluated and recommendations made for controls under which additional growth in the area could take place.

As adopted on an interim basis April 26, 1979 by the City Planning Commission, the Union Street Special Use District imposes a system of quotas which establish the maximum number of bars, restaurants, fast food establishments and financial institutions permitted without special review.

Neighborhood Commercial District Land Use and Zoning Study

Staff has begun a neighborhood commercial land use and zoning study to examine the adequacy of the existing zoning standards to deal with current conditions and trends.

A detailed work program has been prepared in consultation with the Council of District Merchants and other interest groups. Work has begun with the collection of basic data for nine districts, including Union Street, which have experienced rapid changes in the range of goods and services available. Interim

zoning controls similar in format to the Union Street Special Use District are being developed for presentation to the City Planning Commission in September, 1979.

Central Waterfront Planning

Preparation of the San Francisco Central Waterfront Economic Adjustment Strategy was conducted by the staff of the Mayor's Economic Development Council with primary assistance from staff. This report details current conditions of economic distress in the Central Waterfront, economic adjustment problems, proposed Economic Adjustment Strategy, and recommended projects for 1979-80. Staff was responsible for conducting land use surveys, identifying opportunity sites and recommending transportation improvements. In addition, staff provided land use and planning criteria to be used in developing the Economic Adjustment Strategy.

Central Waterfront Plan

In conjunction with the above, staff drafted the Central Waterfront Plan, which presents development policies for the area while focusing on land use policies. The plan also deals with commerce, industry, maritime trade, housing, recreation and open space, and urban design. The plan divides the Central Waterfront into six sub-areas and presents area-specific development policies.

Northeastern Waterfront Planning

In 1977, the Northeastern Waterfront was designated as a Survey Area to determine the feasibility of improvement of this area for economic development and residential use. The past year saw the completion of planning activities and the development of an improvement program. Staff will remain directly involved in this important and major planning effort which proposes the development of 680,000 square feet of office space, 220,000 square feet of retail space, a 500-room hotel, and 27,000 units of housing.

Bayview Industrial Triangle

The contract with Fullerton-Mills, Inc. to identify land re-use values and market conditions was completed with the submission of a final report which made optimistic projections relative to land marketability. A final project strategy was articulated and is currently being refined in discussions between the executive levels of the Department of City Planning, the Redevelopment Agency, and the Mayor's Office.

South of Market Industrial Zoning

Draft policies were developed to maintain the delicate land use balance in the South of Market area which includes relatively low-cost space for both housing and light industry. South of Market also serves as the location for many Downtown support services and is subject to direct development pressure for offices as a primary use.

Commerce and Industry Element

The Commerce and Industry Element, completed during fiscal year 1977-1978, was prepared for final publication which is expected in Fall 1979.

Economic Analysis of Projects and Plans

Environmental Impact Reports for major office and retail projects are reviewed by staff to identify economic impacts, particularly as they relate to job creation and their fiscal impact on the City. An outline was prepared for use by the Office of Environmental Review, identifying economic points to be covered in EIRs.

Staff: 1 Planner IV
1 Planner III
2 Planner II

transportation

During 1978-79 three Federal grant programs have enabled the department to do vital transportation planning, demonstration and implementation work in the areas of comprehensive downtown transportation, transit preferential streets, and institutional transportation impacts on residential neighborhoods. The federal share of funds from the Urban Mass Transportation Administration totals approximately \$700,000 over a two-year period, grants on behalf of the Transportation Policy Group which is responsible for their administration, for work that could not otherwise be done by existing Department staff. Four professionals and one staff support person are hired for the duration of the grants.

These projects, as well as, other transportation planning efforts within the Department, seek to implement Comprehensive Plan policies.

Center City Circulation Program

The Center City Circulation Program is developing and implementing a coordinated system of transportation improvements within downtown San Francisco. Improvements are derived in most part from the conclusions and recommendations of previous and ongoing studies relating to downtown circulation and access. The primary goal of the project is to improve personal mobility for those who work, live and shop in San Francisco's growing downtown, with an emphasis on transportation measures which improve transit and pedestrian accessibility and facilitate goods movement while reducing the impact of the private vehicle, particularly the private commuter vehicle, on the downtown core. The range of minimum cost capital improvements contemplated includes:

- Bus lanes on certain streets
- New transit routes
- Widened sidewalks
- Transit and/or pedestrian malls
- Benches, bus shelters and landscaping
- Reduced double parking; prohibition of on-street parking
- More convenient short-term parking; commuter parking outside the downtown area
- Transportation improvements tied to new development

Funding for the Center City Circulation Program in the amount of \$192,000 in fiscal year 1978-79, and \$110,000 in fiscal year 1979-80, will continue to be provided from the Urban Mass Transportation Administration through the Metropolitan Transportation Commission. Examples of specific projects currently being coordinated under this program include planning for construction and expansion of the Transbay Terminal, reconstruction of the surface Embarcadero between Bay Street and Broadway, and design and construction of permanent mall improvements for Maiden Lane.

The work program for this project has been oriented to provide transportation inputs to the Downtown Conservation and Development Study.

Transit Preferential Streets Program

The Transit Preferential Streets Demonstration Project is a 100%-funded UMTA Section 6 grant. The project consists of:

1. A demonstration of improved design of exclusive bus lanes in downtown San Francisco, and an investigation of innovative and improved enforcement techniques;
2. A thorough study of the key downtown segments of Sutter, Post, Geary, and O'Farrell Streets in order to generate the best possible transit and preferential treatments for this vital transit corridor. The program is expected to last 24 months, with a total grant of \$213,498.30.

Joint Institutional Transportation Systems Management Program

The Joint Institutional Transportation Systems Management Program, involving 14 major institutions and City staff, was created to develop interrelated transit, carpool, vanpool, and parking programs at each of the major health and educational institutions located in or near residential areas. It is hoped that this program, developed in response to the Institutional Master Plans submitted to the City Planning Commission pursuant to Board of Supervisors Ordinance No. 174-76, will reduce the impact of traffic generated by these institutions. The entire project will cost \$196,200 during 18 months, 80% of which will be funded by UMTA and MTC through MTC, and a 20% local match provided by the private institutions.

Northeastern Waterfront Transportation Studies

Department staff, in conjunction with the Redevelopment Agency and the Port Authority, continued to study land use in the Northeastern Waterfront Survey Area. As part of this study, the Department has assisted the consultant team in preparing transportation alternatives to support alternative land use scenarios. The study was completed in July of 1979 and is summarized in the Northeastern Waterfront section of this Report.

Recommendations of this study will become an integral part of the overall Center City Circulation Program.

Transbay Terminal

Department staff participated in the continuing study of redevelopment options for the existing Transbay Transit Terminal. This major study is examining ways of accommodating all major regional transit carriers within one structure to be located at First and Mission Streets.

Central Waterfront Transportation Studies

Department staff, in coordination with the Mayor's Office of Economic Development, began its analysis of transportation issues and problems with the Central Waterfront area. This ongoing effort is intended to develop an improved transportation system to serve existing and new land uses within this mostly industrial area. Primary areas of focus have included blocks surrounding the Showplace and waterfront areas.

Civic Center Transportation Systems Management Plan (TSM)

In order to better manage commuter traffic in the Civic Center area, Department personnel, in conjunction with Caltrans, surveyed the 15,000 City, State and Federal employees in the area. When the survey was completed and analyzed, Department staff prepared a TSM plan. Funding is being sought from the State Department of Energy to finance implementation of the plan.

Parking

Work on a number of parking issues continued throughout the year. The Planning Commission approved amendments to the Comprehensive Plan regarding parking in January, 1977; this year staff worked with the Residential Zoning Study to incorporate some of these amendments into the Planning Code. Staff also worked with RIDES for Bay Area commuters and the Parking Authority, to provide preferred rates and locations in public garages for vanpools. The Transportation Section undertook technical review of the YBC parking management plan, developed by the Redevelopment Agency. Neighborhood commercial parking issues were also monitored.

Major Project, Environmental Review, and Neighborhood Issues

Transportation Section staff continued to provide technical analysis for transportation-related aspects of Environmental Evaluations and Environmental Impact Reports, as well as major projects. Closely related to major project and environmental review, neighborhood transportation issues claimed significant Department time and involvement.

Liaison

Transportation Section staff continued to work with other government agencies and many interagency committees. Staff participated in ISCOTT, the Urban Consortium, the Transit Preferential Streets Committee, the Embarcadero Roadway task force, the FAU review committee, and continued support of the Transportation Policy Group. Liaison was maintained with MTC, BART, and the Mayor's Transportation Cluster. Much work was accomplished with ABAG on the Environmental Management Plan, and continuing input was provided on transportation issues to the Board of Supervisors.

Staff: 1 Planner III - Coordinator
1 CETA
1 Planner II for 3 months
1 Staff Assistant VI
1 Planner II
1 Transit Planner I
1 Staff Assistant V

northeastern waterfront

Planning for the Northeastern Waterfront continued as a joint effort with the Port and the Redevelopment Agency in offices provided by the Port in the Ferry Building. Providing overall project coordination is a project management team from the three agencies. Assisting the staff is a broadly based Northeastern Waterfront Citizens Advisory Committee (NEWAC) and a multidisciplined planning consultant team headed by the firm of ROMA.

Highlights of the year's work include the consultant's Preliminary Development Program in August 1978, followed by extensive review and comment by staff and the advisory committee, a Revised Preliminary Development Program in February 1979, the committee's Final Conclusions for land use and transportation in April 1979 and the staff-consultant Technical Report in July 1979. The report covers design guidelines, a development program which describes the location and amount of proposed uses, provides estimates of public costs, private investments, revenues, new permanent jobs and an action plan which recommends how proposals should be carried out.

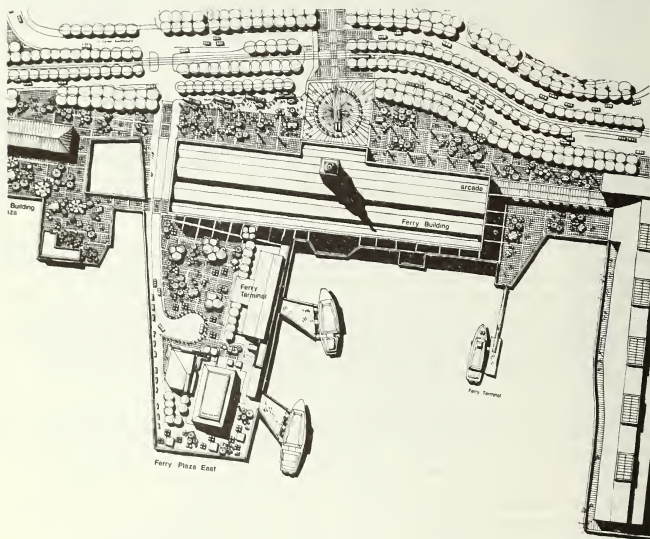
Proposals in the report are part of an overall waterfront revitalization strategy that envisions continuing break-bulk shipping and ship repair in the Northeastern Waterfront and building new mechanized Port facilities in the Central and Southern Waterfronts. In the Northeastern Waterfront, on lands no longer needed for maritime purposes, major uses will be open space and water-oriented recreation. Barriers which deter public access to the water's edge, including the Embarcadero Freeway, and parking under it and on open piers, will be removed. The Embarcadero roadway will become a waterfront boulevard incorporating an historic rail transit line.

In contrast to previous proposals for extensive fill and development near the Ferry Building, open water is planned to ensure the physical prominence of the redeveloped Ferry Building. Restored historic ships will be moored at nearby piers which have been rehabilitated for use as offices, community facilities, and public access. Pleasure boats will tie up to buoys. The Port is removing dilapidated piers south of the Ferry Building to Pier 24, and constructing a promenade along the water's edge which is proposed to continue north to Pier 7 in the future. Between Howard and Harrison Streets, the Embarcadero roadway will be routed onto Steuart Street to make room for a major waterfront park and an adjacent hotel complex to generate day and nighttime activities and to provide revenue to the Port. The Rincon Annex Building on Mission Street is recommended to be retained and converted to offices with approximately 400 units of new housing projected for the block's southern portion.

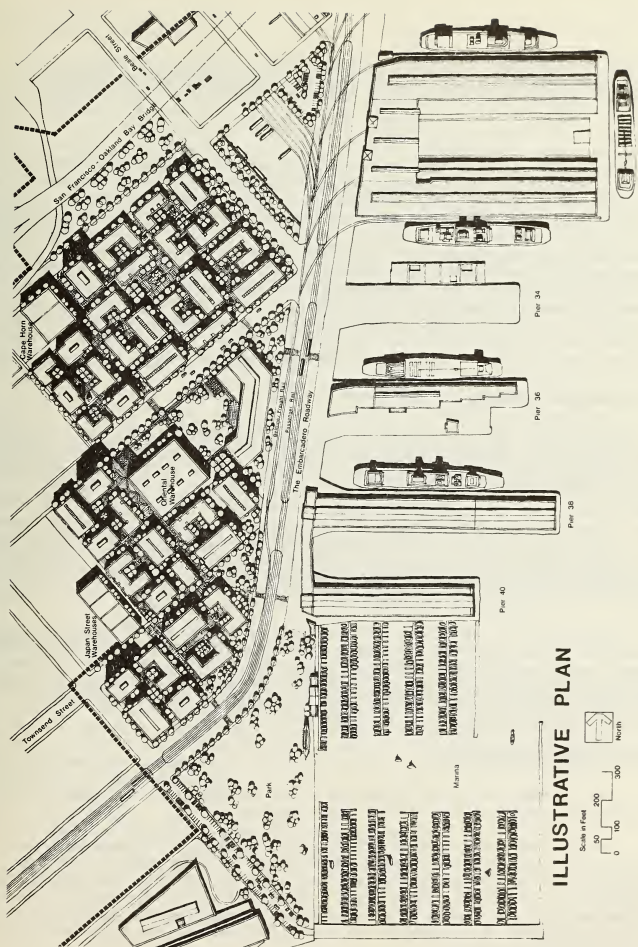
South of the Bay Bridge, Piers 26-38 will continue in cargo handling and ship repair activities. If the Port Commission determines that deteriorated Piers 40-46A are no longer needed for shipping, they will become a full service marina, small boat harbor and waterfront park. Inland and adjacent to these

piers viable businesses will be retained and a mixed-income residential neighborhood of about 2,200 units called South Beach, with support services will be built on vacant or underused land. The neighborhood will focus on the historic Oriental Warehouse to be renovated as a community center. This housing location will benefit from proximity to parks, shopping, jobs, transportation, and good climate. Low and mid-rise buildings are envisioned which would make it similar in character to other high density San Francisco neighborhoods.

Staff: 1 Planning Coordinator



FERRY BUILDING AREA



neighborhood planning

During fiscal year 1978-79, the efforts of the Neighborhood Planning Section focused on: neighborhood planning, program development, implementation of improvement programs, and neighborhood liaison. Neighborhood planning is working with neighborhoods in identifying their needs, problems and opportunities for improvement, and developing implementation plans and strategies for meeting neighborhood goals. Program development is the formulation of action programs that are designed for citywide application and focus on improving the quality of community life. Implementation of improvement programs is the interdepartmental coordination and community involvement necessary to accomplish neighborhood improvements. Neighborhood liaison brings about the exchange of information and views between Department staff, community organizations and citizens on planning-related programs and issues.

Neighborhood Planning

An objective of the Department is to develop neighborhood plans in areas designated by the Office of Community Development as neighborhood strategy areas and/or Neighborhood Improvement Areas. Priority for CD funds is expected for these Neighborhood Strategy Areas (NSA): Upper Ashbury, North of Market, Western Addition, Bayview-Hunters Point, Inner Mission, Hayes Valley, and Chinatown. Other community development activities are in these Neighborhood Improvement Areas (NIP): Potrero Hill, Oceanview-Merced Heights-Ingleside (OMI), South of Market, Bernal Heights, and Visitacion Valley. Plans have been completed in past years for South Bayshore, Bernal Heights, Chinatown, the Mission, Haight-Ashbury, Potrero Hill and Chinatown.

The process for developing neighborhood plans is as important as the plans themselves. Plan development brings together many organizations and interested groups, and generates broad community understanding and cooperation in identifying actions and priorities for neighborhood improvement. The planning process encourages community participation through workshops that are supported by numerous groups working on specific issues.

Specific Neighborhood Plans

The neighborhood plans developed are an assessment of improvement goals achievable within a three to five year time span.

During the fiscal year 1978-79, major planning efforts were undertaken for the Visitacion Valley and OMI communities: a draft plan was recently completed for Visitacion Valley and the City Planning Commission adopted the plan for OMI on July 26, 1979, after a 30-day citizen review period. The South of Market Plan was begun with an anticipated completion date for late Fall, 1979. Efforts by the Department in the coordination of the Chinatown circulation plan were continued.

Public Improvement Plans (PIP)

Public improvement plans, proposed in conjunction with concentrated housing rehabilitation programs, suggest an array of projects to improve neighborhood quality: street and sidewalk improvements, street trees, landscaping, street lighting, undergrounding of utilities, and renovation of public facilities. Public improvement plans have been completed recently for the Inner Richmond, Upper Asbury, and North of Market Rehabilitation Area Program (RAP). Other improvement plans are proposed for Hayes Valley and Bayview North (HIP), South of Market (Neighborhood Improvement Plan), and the Mission.

Program Development (Annual Program for Community Development)

The Department provides direct services on a work order basis to the Mayor's Office of Community Development. Neighborhood Planning Section activities included liaison and outreach services, technical assistance to citizen groups wishing to submit proposals for CD funding and direct participation in the development of the Annual Community Development Program.

Implementation of Improvement Programs

In order to insure that neighborhood improvement programs proceed in accordance with community wishes and on schedule, the Department provides initial input to the programming of public improvements, monitors progress and facilitates communication between the community and government. As a result of Community Development funding, the Department has lead responsibility for the implementation of CD programs for both housing and neighborhood improvement in the designated NSA and NIP areas.

The Community Development program document indicates the four general activities where the Department efforts were concentrated: conservation of existing housing by rehabilitation program development of new housing; beautification projects; renovation of public and quasi-public facilities; and increased economic development opportunity for community residents.

Program Approach and Staffing

In order to meet the foregoing responsibilities, Neighborhood Planning staff has been organized by function and individual expertise, with each planner having 2 or more liaison responsibilities. There are 4 teams organized within the section: (1) Housing, (2) Public Improvements, (3) Neighborhood Commercial Development, and (4) Environmental Review Analysis. The Assistant Director and the Section Head are responsible for coordination of neighborhood planning, programming and implementation.

Staff: 2 Planner IV
2 or more Planning Interns, intermittently
3 Planner II

capital improvements

The annual six-year Capital Improvement Program Report is prepared in close coordination with other City departments and agencies for consideration by the Department of City Planning. It accomplishes two broad purposes: 1) all projects are reviewed for conformity or non-conformity with provisions of the Comprehensive Plan; and, 2) all projects are assigned a general priority rating to guide the Capital Improvement Advisory Committee, the Mayor and the Board of Supervisors in the further review of various capital projects. The six-year program for 1979-80 through 1984-85 included 424 projects from 39 departments which totalled \$837,333,400.

Additionally, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during the further review and consideration of the Capital Improvement Program.

Staff: One Planner IV

Output for Capital Improvement Section 1978-79

Department of City Planning's Six-Year Capital Improvement Program Report for 1979-80 through 1984-85 - January 20, 1979

Capital Improvement Advisory Committee's Capital Improvement Program Report or budget year 1979-80 - March 15, 1979

Capital Improvement Advisory Committee's Six-Year Capital Improvement Program Report for 1979-80 through 1984-85 - June 15, 1979

recreation and open space

In January, 1979, the City Planning Commission and the Recreation and Park Commission, meeting jointly, approved the fifth annual program for allocating revenue of the Open Space Acquisition and Park Renovation fund. The program allocated \$3.9 million, half of which is designated for property acquisition and half for development and renovation. Only one new site is included for acquisition during fiscal year 1979-80 and additional funds are provided to complete acquisitions of three sites selected in previous years.

The development of the program has been the responsibility of the Open Space/Park Renovation Citizens Advisory Committee. The Committee held numerous meetings, including a series of public hearings to elicit proposals from community groups. Staff from the Department of City Planning attended these meetings and assisted the Committee in establishing priorities.

One Planner IV (ad valorem) was assigned to work part-time (10%) on Recreation and Open Space Program. As a result of Proposition 13, commitment of staff time to this function has been cancelled.

information systems

During 1978-79, the Information Systems section continued the work described in previous years, despite severe limitation of staff. The accounting programs, which assist the management of the Department in its allocation of resources, was enhanced to reflect the new FIRM/FAMIS programmed budgeting system being adopted by the City.

Interdepartmental Information System

A new project, the development of an interdepartmental information system, would link City departments and agencies which need convenient access to mutually useful information. Costs can be reduced by sharing information and providing the City with the "feedback" to manage its resources better.

Improvement is expected immediately in the area of permit processing, the focus of the first effort. Then, extension to the complex data base used by the Office of Environmental Review is expected to introduce consistency and reduce the time necessary for research in review process. Finally, much of the planning research in the Department may, in future years, be done by computer. The results of sophisticated analysis can be reduced to clear and understandable graphic displays. Since as much as 75 percent of an average project involving research is spent on data collection and analysis, staff may thus be freed for other activities.

"Assuming that the various actors in City Hall can "get together," what are the practical implications for San Francisco government?

....Suppose a person wants to build a house. The person goes to City Hall and inquires about the property to determine the possibilities and restrictions. At present, depending on the number of departments involved, a number of different desks may have to be visited, a number of clerks and professionals consulted. The applicant always runs the danger of being offered opinion rather than fact. The process is time consuming, confusing and costly. Sometimes it can even be painful, as in the case of one applicant who was bitten on the end of her finger by a singularly agitated clerk.

Computers don't bite. And if they have been programmed properly and given the correct information, they don't mislead. They offer only what there is to know about the parcel in question, not what they think about it or what they think the applicant might like to hear. Furthermore, if given access to the records of more than one department, computers could provide an applicant with one-stop permit processing."

From an article in San Francisco Business by Peter Groat and Richard Morten, July 1979

The project is off to a good start. Designated lead agency for the task by the Mayor, the Department chairs the Ad Hoc Property Information System Committee which consists of City agencies having a direct concern in sharing information about property. It is expected that within the 1979-80 fiscal year, the first phase, to streamline and centralize permit processing information, will become operational.

The Information section continued its:

1. Support for such ongoing activities as the annual Housing Inventory and Capital Improvement Programs;
2. Close liaison with the Office of the Mayor concerning the 1980 Census;
3. Development of new computer programs for Department accounting, budgeting and administration;
4. Frequent public contact for demographic information.

The section was without a principal from July through December in 1978, the section head having taken a temporary assignment with the Chief Administrative Officer to serve as staff for the Electronic Data Processing Priorities Committee.

Staff: One Planner IV, 0.5 year

implementation

zoning

Zoning, a legal device that regulates the use of land, remains the most important system for balancing the forces of conservation and change in San Francisco. Zoning divides the city into districts and provides regulations that are uniform throughout each district, setting forth the uses that are allowed in each, and in what amounts, and setting forth standards for building size, open space and off-street parking.

Under the Charter, the Zoning Administrator has the responsibility to implement and enforce the zoning regulations of the City Planning Code (zoning ordinance). The following functions fall within this responsibility:

Zoning Information Service

The Department maintains an information counter which people can visit or call from 8 a.m. to 12 and 1 p.m. to 5 p.m. to find out how zoning regulations affect property in San Francisco. Since this counter is the first point of contact for most people who have business in the Department, it also serves a very important public relations function for the city.

Approximately 13,000 telephone calls and 8,500 office visits are handled annually by planners assigned to duty at the counter. In addition to verbal inquiries, the Zoning Division receives about 12,000 written inquiries each year. The outdated and often overloaded telephone equipment along with staff shortages at both a professional and clerical level frequently resulted in difficulty in maintaining a desirable standard of service.

The amount of ad valorem staff time assigned to answer both verbal and written inquiries was equivalent to two person years.

Permit Processing

Building permit applications submitted to the city are reviewed to determine compliance with the Planning Code. Permits issued by the Police, Fire, Health and Social Service Departments are also referred to the Department for zoning clearance. The Department reviewed 5,187 permits this year, a decrease of 14 percent below the 6,027 permits reviewed last year. The majority (2,893) were building permit applications with most (2,126) being for alterations of existing buildings.

Appendix IV lists the number of permits reviewed by type. The decrease in number is directly attributable to staff reductions which resulted in a substantial backlog of alteration permits not able to be reviewed without delay. The number of New Building permit applications reviewed increased from 651 to 767 or 18 percent.

Staff: 1 Planner IV, 0.25 year
3 Planner III, 2.0 years
2 Planner II, 1.0 year
15 Planners, 1.5 years

Major Projects Review

The Major Projects Review Section has the responsibility of coordinating the review of major proposed buildings which are under consideration by the Department. For new projects, such review includes initial contact and subsequent communication with developers, community groups and other agencies, and proceeds through all aspects of a project's development. Internal staff coordination for such projects often includes review of environmental evaluation and environmental impact reports, checks for compliance with the City Planning Code, review of conformity with Comprehensive Plan provisions, consideration of possible discretionary review and preparation of case reports and staff recommendations to the City Planning Commission. Subsequent to action on a project by the Department or Commission, it is the responsibility of the Major Projects Review Section to provide follow-up review to assure conformity with conditions established as part of approvals. During this fiscal year, the Section added to its responsibilities the processing of demolition and building permits related to the projects for which it had coordinated the previous review.

The chief functions of the Major Projects Review Section can be categorized as follows:

- I. To coordinate the review of major development projects: downtown office or commercial projects, large projects in neighborhood locations, projects in special use districts.
- II. To review all projects of certain types and locations: branch banks, savings and loans associations, fast food facilities; locations for which the City Planning Commission has established a policy of discretionary review (Market Street, Bernal Heights, etc.); projects in certain neighborhood commercial districts or residential areas which are singled out for special review.
- III. To coordinate the review of Certificate of Appropriateness for alterations of Landmarks.
- IV. Development of general urban design guidelines and procedures for review of future building projects.

Fifty-two sites, most of which were either in the Downtown or in other parts of the northeast quadrant of the City, were the subject of substantial time commitments by the project review staff. These projects are listed in the appendix.

Since February, 1978, a continuing effort has been devoted to study the impact of financial institutions, quick-stop establishments, bars, restaurants and places of entertainment in C-1 and C-2 districts. If an application for such a use does not conform to guidelines previously adopted by the City Planning

Commission which concerning their size, location and design, the proposal may be referred to the Commission so that they may exercise their power of discretionary review.

Section staff is responsible for all Commission Case preparation which accompanies discretionary review in these commercial issues, as well as applications to build residential dwellings in areas that the Planning Commission has previously indicated the need for careful review. To assure that existing amenities are not disrupted or that construction does not proceed without necessary city services or neighborhood improvements, such as Bernal Heights and Dolores Heights, painstaking special staff consultation with architects, builders and neighborhood residents is required.

Urban Design

The department's urban design functions have been critically hurt by successive budget reductions culminating most recently in the 19% cut imposed by Proposition 13. Urban design staff have been incorporated into the permit process where their analysis will bear directly on the actual projects. The staff will assist sponsors to assure compliance with relevant Code and Comprehensive Plan provisions, and work with them to coordinate special design objectives. Fiscal 1979-1980 will see the full effect of having no separate urban design section. In addition to the review of immediately pending projects, the staff continued to prepare and distribute guidelines of a more general nature to be used by developers, the public and the decision-making agencies of the City in evaluating future building proposals. Of particular interest this year were the preparation of the following:

1. Design Guidelines for New Buildings in Existing Residential Areas

2000 copies of the Guidelines have been printed. Copies have been sent to every active neighborhood organization in the City. Response to the Guidelines has been positive. Planners have been working with developers and builders to assist them in applying the design principles in various neighborhoods.

2. Actions to Promote Preservation Downtown

Recognizing that architecturally and historically important buildings were increasingly being razed to make way for new construction, a series of simple administrative and policy actions that could be put into effect quickly were assembled and subsequently adopted by the Planning Commission. This action also calls for City Planning Commission adoption later in 1979 of a list of buildings in the Downtown C-3 zoning districts that are worthy of preservation efforts by the City.

3. Exploration of Possible C-3-0 Urban Design Controls and Bonus Features

The purpose of the study was to determine what kinds of controls and/or bonus features would be most helpful in securing architectural designs most responsive to the urban design needs of the City. The Design Guidelines for Major New Development were utilized as the starting point for the study.

4. A Proposal for Preservation and Conservation Districts in San Francisco

Thirty-five tentative areas selected by the study of the 1976 Architectural Inventory maps have been analyzed in terms of the density of outstanding buildings, overall architectural merit and threats to preservation. Based upon this analysis, recommendations have been made for the appropriate kind of action for each area and the assignment of priorities. The report outlines for the first time what might constitute a major component of a citywide preservation program. The lengthy report, complete with detail maps and statistical tables, has been prepared by volunteer, Sharon Rogers, and should be ready for distribution in the Fall of 1979.

As in previous years, staff has been in sufficient to carry out the comprehensive view of projects which could have resulted in the best possible development, nor are there to do all of the special review that neighborhood individuals and associations would wish.

It is expected that the section will function as an integral element in the overall permit process in fiscal year 1979-1980. The consequences of this arrangement made necessary by budget limitations will be monitored as to its cost effectiveness.

Staff: Major Projects Review:

- 1 Planning Coordinator
- 1 Planner III
- 2 Planner II

Urban Design:

- 1 Planner V

Variances

The Zoning Administrator conducts public hearings, after due notice, on requests for variances from the strict application of certain quantitative standards in the City Planning Code. The new text of the Code, effective December 6, 1978, transferred standards regulating residential density from Article 1, General Zoning Provisions, to Article 2, Use Districts, making explicit, rather than implicit, the fact that an excessive number of dwelling units is not the proper subject of a variance. (Illegal units can no longer be "legalized".)

During the reporting period, fiscal year 1978-79, the Zoning Administrator issued 99 decision letters, as against 98 in 1977-78, and reduced the backlog of variance cases from 43 to 32. See Appendix for a detailed statistical analysis of the subject matter and disposition of variance applications during the reporting period. Although the number of uses in the backlog was reduced, the time lag in producing final decision letters remained undesirably high. Procedures to reduce this delay are to be implemented during the coming year.

Board of Permit Appeals

The Zoning Administrator's decisions, particularly disapprovals of building permit applications and variance applications, discretionary review decisions of the Planning Commission may be appealed to the Board of Permit Appeals and

scheduled for public hearings. See Appendix (VI). The number of appeals in which this department took an official position increased from a total of 91 in fiscal year 1977-78 to 113 in the current reporting period. Written preparation and oral presentation of those positions for the record in appellate proceedings preempt considerable staff attention and effort under tight deadlines, and frequently include a documented request for rehearing.

The table in Appendix VI lists four categories of appeals, disapproval of proposed projects and violation abatement actions, and protests of approvals of proposed projects, which are considered by the Board of Permit Appeals and which concern this department.

The subject matter includes discretionary review of building proposals by the Planning Commission and protests against the issuance of building permits, as well as appeals from disapproval of building permit applications which fail to meet Planning Code standards.

The proportion of votes to sustain the respondent department as against votes to overrule the public agency in the first category, issuance or denial of a building permit and special use permits requiring zoning clearance, increased from a law ratio of 18 to 42 in 1977-78 to a ratio of 28 to 37 in 1978-79. However, this statistical measure of improved departmental performance in appellate proceedings is skewed by the Board's record of disallowing the protests of neighbors against issuance of building permits and voting to sustain the Department of Public Works. The subtotal of 28 concurring votes includes denial of 16 protests against issuance of a building permit. The remainder of only 12 concurring votes includes 9 votes to sustain the zoning administrator in appeals from his denial of zoning clearance to building permit applications. The subtotal of 37 votes overruling the departmental decisions in this category includes 26 votes to overrule the Zoning Administrator in his disapproval of building permit applications. The resulting ratio of 9 votes to 26 votes within the general category of permit issuance documents the conclusion that the Board of Permit Appeals has continued to display a marked propensity to overrule the Zoning Administrator.

The written analysis and submission of questionable adverse decisions to the City Attorney for his opinion of their legal sufficiency and for possible judicial review is an additional costly step in the appellate process. In the course of the reporting period, fiscal year 1978-79, the trend of court decisions has been highly encouraging. Unfortunately, the staff available for processing variance applications and for transmitting cases to the Board of Permit Appeals and the City Attorney has been reduced by 0.5 Planner II during the reporting period.

Staff: One Planner III, 1 full year
One Planner III, 0.5 year
One Planner IV, Supervisor

Non-Conforming Use Program

A non-conforming use is a use of a building or property which, although not presently allowed in the district, existed prior to the rezoning that prohibited its use.

Non-conforming uses on 1040 of these properties in residential zoning districts were originally scheduled for outright termination in 1980. However, the Residential Zoning Study culminated in Planning Code Amendments, effective November 6, 1978, which modified these termination provisions by establishing three groups:

- 1) A small group of non-conforming industrial uses that would terminate on the original schedule.
- 2) Approximately 200 properties with uses like workshops, storage, and contractors that were eligible to apply to the Commission for conditional uses in order to remove the termination date.
- 3) 800 limited commercial uses properties, mainly convenience stores and services, offices, institutional uses and artist studios that may continue, if they meet conditions which would minimize adverse effects on surrounding neighborhoods.

During the fiscal year all non-conforming uses with 1980 termination were notified and grouped according to their last legal use. Group 1, and partially group 2, were surveyed in the field. Use changes and permit applications involving non-conforming uses were monitored.

Staff: Planner III

Violation Abatement

The highlight of this fiscal year in zoning enforcement was the 8-month federally funded Enforcement Project which provided the Department with four temporary staff persons to investigate and take action in more than 300 violations of the Planning Code. The project ended on February 22, 1979, with more than 120 cases successfully completed. Unfortunately, with the lapse of the funding, violation abatement activity had to be cut back to minimum staffing of one CETA-funded position, which will be terminated in September 1979, and part-time of two professional planners.

Complaints of Planning Code violations, illegal uses of property for the most part, continue to be received at the rate of 15 per month; presently more than 600 cases are open and in need of further investigation to support action by the Code Abatement section of the City Attorney's Office and to defend departmental action on appeals to the Board of Permit Appeals.

New, more restriction land use regulations are now in effect in all residential districts in the city and the Neighborhood Commercial Zoning Study currently in progress may result in more restrictive regulations in the commercial districts as well. Successful implementation of such new zoning standards will require additional professional, para-professional and clerical staff in both informational and enforcement roles.

Staff: Planner III (temporary)

Commission Cases

Commission Cases include applications for reclassification (rezoning) of property, conditional uses and discretionary reviews in lieu of conditional uses (special use permits), and modification of front setbacks, all of which require a duly advertised public hearing by the City Planning Commission. Staff support work includes maintenance of file records, investigations and field trips to properties, provision of public notice, preparation of case reports and draft resolutions, presentation of cases and recommendations to the Commission, preparation of final Commission resolutions, and transmittals as required to the Board of Supervisors and appropriate presentations of Board hearings.

The caseload for reclassifications and conditional uses increased dramatically during this year, approximately $3\frac{1}{2}$ times as many reclassification proposals, and 60 percent more conditional uses. The increase in reclassifications was largely due to proposals initiated by the Board of Supervisors in the aftermath of its adoption of the Residential Zoning Study recommendations in November 1978. Various Board members at that time had indicated a willingness to refer any requests from the public directly back to the Planning Commission for reconsideration. Many of these referrals involve large-scale reclassifications with extensive public notice requirements, and are still pending. Those which were resolved this year were handled as a special project.

The increased conditional use workload included many requests to continue various non-conforming uses beyond the 1980 termination date generally required by the City Planning Code. The majority of these non-conforming use applications were gasoline stations, as a result of a special staff effort to solicit such applications. During the coming year this special workload is expected to be much greater, as many other non-conforming uses are subject to a 1980 termination date as well.

Through reassignment of existing Department Staff to the Commission Cases Section, this section was enlarged to include a Planning Coordinator, a Planner II, a Clerk Stenographer and a Clerk Typist. Special projects were handled by a Planner IV. The Section was able to provide more comprehensive public notice for hearings during the year. In addition, this Section was responsible for Master Plan Referrals described later in this report.

See Appendix A for the applications processed during this year.

Staff: One Planning Coordinator, full year
One Planner II, 0.85 year

Condominium Ordinance

In cooperation with the Housing Section, a study of condominiums was successfully concluded at the end of the fiscal year, culminating 20 months of effort. The Board of Supervisors unanimously endorsed an ordinance amending the Subdivision Code which reflected most of the proposals endorsed by the City Planning Commission on February 22, 1979. These proposals had been substantially endorsed by the Mayor's Housing Policy Group, with amendments, prior to Board Action. This ordinance considerably strengthened the protection afforded residents of San Francisco who rent, and will help maintain a reasonable balance between the rental and the ownership housing stock. Highlights of the ordinance include requirements that 40 percent of the tenants in a building must intent to purchase before the application is filed, that elderly or disabled tenants receive a lifetime lease, that all other tenants receive one year to relocate and up to \$1,000 for moving expenses, and that 10 percent of the units be set aside for low- and moderate-income occupancy. Additionally, an upper limit of 1,000 units was set for the number of converted units annually. Finally, many refinements were included in the ordinance to clarify interpretations, protect against abuses, and provide for more orderly processing.

Enactment of the ordinance substantially revised the Subdivision Code of May 1975. Appendix III provides information on condominium cases pursuant to that ordinance from its time of adoption until the date it was superseded.

Since San Francisco is a relatively built-up city, in recent years relatively few subdivisions have been reviewed by the Department and little staff time has had to be committed to this activity. However, since 1975, and especially since 1977, substantial time has been required for review of condominium subdivisions, particularly for applications for conversion of existing rental apartments. No additional staff has been provided in the Department's budget for this activity, with the result that efforts in other areas of master plan referral were necessarily reduced.

Zoning Studies

1. Adult Entertainment. During 1977-78 the Commission had recommended to the Board of Supervisors disapproval of legislation that would amend the Planning and Police Codes in order to regulate places of adult entertainment. The matter was continued into the 1978-79 fiscal year; this legislation was adopted by the Board of Supervisors, approved by the Mayor and became effective during February, 1979. The amendment to the Planning Code restricts the location of adult bookstores, adult theaters, and encounter studios to commercially or industrially zoned land at least 1,000 feet from any residentially zoned property and at least 500 feet from any similar enterprise.

2. Residential Zoning Study. Since July of 1974, the Department has been conducting a Residential Zoning Study to recommend appropriate revisions to the residential districts and standards of the City Planning Code, including the Zoning Map. First, a set of objectives and policies for the study were set and alternative frameworks for regulation were considered, outlining the proposed number of types of residential districts. Then, a specific set of proposed zoning districts was selected and detailed maps and zoning standards developed. The Department made its initial recommendations for the changes to the Commission on May 20, 1976, at which time the Commission formally initiated the proposed zoning.

At numerous meetings with various interest groups, the Department received widespread public comment regarding the proposals and revised the maps and Planning Code text once more before presenting them to the Commission on November 29, 1977. The City Planning Commission formally initiated these proposals on December 8, 1977.

After a number of additional hearings were held in January, February, March, and June 1978, final revisions were forwarded to the Commission. On June 27, 1978, the revised text and maps were unanimously approved by the Commission and forwarded to the Board of Supervisors for final action. The Board of Supervisors approved these amendments and the amended text became effective November 6, 1978. During this series of public hearings before the Board, testimony was received which urged additional amendments, some to the map, some to the text of the Code. Once again, amendments were forwarded to the City Planning Commission for review and recommendation.

Due to extreme pressures on staff time, only those map amendments which affected relatively few properties could be tackled immediately; these reclassifications were researched by staff, notices were sent, hearings held and Commission actions forwarded once more to the Board. In cases of large numbers of properties proposed for reclassification, the Department has thus far had insufficient staff to do field work, data research, public notices and case reports, and the amendments remain pending.

After staff study and a public hearing during May 1979, the Commission sent to the Board a set of nine text amendments to the Planning Code that would make adjustments to the new residential standards. These matters were still pending before the Planning, Housing and Development Committee at the end of the fiscal year. Action on them is expected during the first months of the new fiscal year. The amendments will allow for additional types of non-conforming uses to be extended in residential zoning districts with conditional use authorization from the Commission, and will make changes in standards for height measurement, rear yards, facing materials, use of landmark sites and sites for planned unit developments.

The Department has received local, state and national awards for the Residential Zoning Study last year and this, particularly for its attempts to mediate conflicts between neighborhood conservation groups and developers.

Staff: 1 Planner III

3. Neighborhood Commercial Conservation and Development Study. Staff of the Major Projects Review Section teamed with the Commerce and Industry Section to gather data, visit in the field, develop recommendations and prepare for Fall, 1979 presentation to the City Planning Commission a proposal to address the concerns of certain commercial and residential neighbors and associations that the existing zoning does not protect C-1 and C-2 districts from undue commercial expansion of an inappropriate size and number and accompanying congestion, noise and parking demand. The proposal will also assess the appropriateness of RC (Residential-Commercial, Combined) zoning, which was initiated on Sacramento, Haight, Castro, Upper Market, 24th Street in the Mission and Valencia Streets by the Board of Supervisors September 18, 1979 during the course of the Residential Zoning amendments hearings and evaluate the feasibility of special neighborhood commercial use districts.

4. Time Limit for Planning Commission Action on Board Referred Matters. During deliberation on the residential amendments, the Board of Supervisors requested that in the future the Planning Commission act on matters referred to it by the Board within a six-month period. Following study by staff, the Commission adopted a text amendment to this effect which was enacted by the Board during May 1979.

Institutional Master Plans

Under the City Planning Code, the Department of City Planning is responsible for securing and making publicly available master plans for all hospitals and institutions of higher learning within the City. During the past year this has been done by maintaining informal contact with the major institutions and by reviewing master plan documents as they are submitted rather than by developing a structured program demanding formal reports by specific deadlines. This system appears to be working well and is a more efficient use of staff time than a more formal program would be.

Most of the major institutions have written brief letters indicating that no significant changes are contemplated in their master plans. The staff has worked with several institutions to implement plans already on file.

Discussions were held with St. Mary's Hospital about its first master plan to be submitted since adoption of the institutional master plan ordinance and with St. Francis Hospital about proposed modifications to its 1975-76 institutional master plan.

Building permits were reviewed for St. Joseph's Hospital implementing its master plan and for Kaiser Foundation Hospital for interior remodeling which did not affect its master plan.

Enforcement action was initiated against Marshal Hale Memorial Hospital for failure to comply with conditions attached to previous conditional use authorization and against Kaiser Foundation Hospital for installing offices in residential buildings near the hospital without proper authorization. The Marshal Hale case was in litigation at the end of the year. Kaiser Foundation Hospital was in the process of remodeling appropriate space on hospital property or in nearby commercial property to correct its violation.

Kaiser Foundation Hospital submitted its first institutional master plan in November, 1978. It was the first master plan reviewed by the West Bay Health Systems Agency and it was heard by the Commission in March of 1979. Although much of the work proposed is interior remodeling which does not require conditional use review, a conditional use application for a proposed four story, 50,000 square foot addition to the existing hospital is expected within the next year or two.

University of San Francisco, which recently purchased the former Lone Mountain College campus, submitted an institutional master plan for its property, and the plan was heard by the Commission in May of 1979. A conditional use application to provide new recreational facilities and to enlarge the law school is expected as soon as the University can raise funds to make the projects feasible.

A conditional use application by Children's Hospital to demolish 119,500 square feet of the existing 358,100 square foot hospital and to replace the demolished portion with 130,600 square feet of new construction was pending before the Planning Commission with a negative recommendation from the HSA at the end of the year. This proposal would reduce the hospital bed count from 382 to 316 but would provide additional space for some existing hospital functions. The review of this application required considerable staff time and will require more because the project has been controversial and because a project of this size can have a significant impact in a neighborhood of one to three story residential buildings such as that which surrounds this hospital.

Staff: 0.2 Planner IV

Master Plan Referral

The Master Plan (Comprehensive Plan) Referral is a tool provided by the Charter for realization of the objectives of the Comprehensive Plan. Through the referral procedure, the Department helps to guide the development of publicly-owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the Department of City Planning to determine whether such action is in conformity with the Master Plan. The Department then forwards its finding to the initiating agency and the Board of Supervisors for their consideration before final action on the proposal.

Subdivisions, condominium subdivisions and condominium conversion subdivisions are also reviewed by the City Planning Commission for consistency with the Master Plan under the Charter, the Subdivision Code and State law. The City Advisory Agency (Director of Public Works), in acting on subdivisions, must disapprove any subdivision found by the City Planning Commission to be not consistent with the Master Plan and must impose any conditions established by the Commission for the approval of a subdivision. The final decision rests with the Board of Supervisors on appeal.

intergovernmental affairs

Regional responsibilities of the Department were focused during 1978-1979 on specific City projects which fall under the jurisdiction of regional, State and Federal agencies.

1. Redesign of the Great Highway was the subject of deliberations at North Central Coastal Commission and California Coastal Commission hearings. The Great Highway between Sloat Boulevard and Fulton Street is currently a high-speed traffic-way on park land along Ocean Beach to which pedestrian beach access from parking areas is seriously inhibited. The 1971 plan proposed: reclaiming for park use as much land as feasible from the existing excessive right-of-way; keeping the Great Highway free from visual obstructions to the extent possible; establishing the roadway as a scenic recreational drive; giving priority to convenient pedestrian access to the beach along its full extent.

The permit issued to the City was granted on the condition that the proposed roadway be straightened from its previously devised curvilinear aspect.

2. Playland-at-the-Beach Site, development of 436 residential units and 60,000 square feet of commercial development, is proposed to be sited on the Great Highway within the Coastal Zone and next to the Golden Gate National Recreation Area (GGNRA). Since the land use, density and project design are of keen interest to many San Franciscans because of its history and high visibility, a number of neighborhood meetings have been held in preparation for public hearings before the City Planning Commission in late August 1979.

3. The Wastewater Management Program, which was undertaken by the City to comply with the Clean Water Act (Public Law 92-500), falls in part in the Coastal Zone and the GGNRA. The program is massive and its various elements are being planned in conjunction with other City projects including the Great Highway, the San Francisco Zoo and Golden Gate Park.

4. The Local Coastal Program, mandated by the California Coastal Act of 1976, was initiated this year and the Issue Identification and Work Program approved by the City Planning Commission, the Board of Supervisors and the regional and State Coastal Commissions. A \$35,000 grant from the Coastal Commission will enable the Department to carry out the planning process along San Francisco's coast. The primary planning issues to be considered are the Great Highway, Recreation and Park lands, including Golden Gate Park, the Zoo and Lake Merced, the Richmond and Sunset residential districts and Federal park lands.

The Plan was expanded upon in a report done by Michael Painter for the Wastewater Management Project in 1977, and was subsequently endorsed by the City Planning Commission and the Board of Supervisors. After a conference regarding soil erosion it was refined for submission to the Coastal Commission.

5. The Golden Gate National Recreation Area (GGNRA), has been involved in a planning process over the last two years for an area of approximately 35,000 acres of which 1,000 are in San Francisco. Because the Memorandum of Understanding between the City and the GGNRA designates the Department of City Planning as the agent for responding to plans for the GGNRA, the Department has been working regularly with the Park staff. The General Management Plan, just produced, will be evaluated in light of the City's Comprehensive Plan.

6. The Presidio, one of the largest sites within the administrative boundary of the GGNRA, was the subject of a realignment study undertaken by the Department of the Army which put its future in question. Since it is the policy of the City to keep the Army in the Presidio, and since it is the policy of the Comprehensive Plan that it remain an open space resource, the Department has been working with the Presidio to accomplish these goals.

* * * *

The Director of City Planning has continued to represent the Mayor on the Regional Planning Committee (RPC) at the Association of Bay Area Governments (ABAG). In addition, staff has provided regional liaison services for a number of other regional agencies, including the Metropolitan Transportation Commission, the Bay Conservation and Development Commission (BCDC), the Golden Gate Bridge Transportation and Highway District, and the Bay Area Planning Directors Association.

Staff: 1 Planner III, Administrative

landmarks

Whereas in the past the Landmarks staff, including the Secretary to the Landmarks Preservation Advisory Board, prepared case reports and provided Department support to that Board and to the Planning Commission, as provided in Article 10 of the Planning Code, during fiscal year 1978-1979, the Landmarks Preservation Advisory Board has had to operate with volunteer staff only. As a result, consideration of landmarks designation on only five (5) buildings was heard by the City Planning Commission and the Board of Supervisors; only three (3) of these became officially designated landmarks of the City and County of San Francisco.

Thus members of the Landmarks Board have themselves served as staff. The architect members functioning as the Architectural Review Committee of the Landmarks Board work closely with those members of the public who wish to make changes to a landmark building or to a building within an historic district to assure that proposed changes will not be detrimental to the building. These same members then present the Case to the full Board for action, and carry the case to the City Planning Commission if necessary. The Committee spends additional time working closely with staff on major projects in which the Landmarks Board has a recognized interest. Together, these totaled 30 cases during the fiscal year. Other Board members provide necessary historical research for cases the Board initiates itself, or additional documentation for cases submitted by the interested public.

During the fiscal year, three (3) volunteers have given generously of their time and considerable talents on a part-time basis: Mr. Robert Noelke, Department of City Planning, who took minutes for the Board when it held evening meetings early in the fiscal year; Mrs. Arthur (Anne) Bloomfield who has researched numerous cases for the Board and assisted the Department by compiling a card file of architecturally and historically significant structures in San Francisco; and Mrs. Robert Gordon who volunteered to serve as Secretary to the Board two days a week during the last few months of the fiscal year.

Although the Landmarks Board has continued to meet twice a month as scheduled and initiated designation of twelve (12) buildings during the fiscal year, the Board has been unable to complete the required documentation for the following Historic Districts which have been under consideration for several years: Webster Street, the Northern Waterfront and Civic Center. Further, the Board has been unable to complete revisions to Article 10 of the City Planning Code which it began in 1973. It should be noted that of those buildings which the Board initiated during the fiscal year, all but one (1) was suggested by members of the community interested in the benefits designation confers, and, therefore, willing to undertake the required research. The above situation while helpful, places the Board in the position of responding to requests rather than being able to set its own course of action. Further, case reports prepared by the public under the Board's supervision generally are not of the same caliber as those which were formerly produced by Department Staff.

In addition, the Landmarks Board reviewed fifteen (15) Environmental Impact Reports in which it had an interest or on referral from the Department or another City Agency. During the public hearings on the EIRS a statement is presented to the City Planning Commission.

Board members assisted the Department in compilation of a list of structures of Merit in the C-3 (Downtown Commercial) district which will be submitted to the City Planning Commission for protective action. Significant time was also spent on portions of the Residential Zoning Study and subsequent hearings in which the Board has an interest. The Landmarks Board reviews all National Register nominations submitted by the City and County, at the request of the State Historic Preservation Officer regarding federally funded projects which may affect the cultural significance of an eligible or listed National Register property. Together, these totaled twenty five (25) cases during the fiscal year.

Staff: volunteer, only

environmental review

Environmental review is carried out for all departments and agencies of the City and County of San Francisco by the Office of Environmental Review (OER) in the Department of City Planning, in compliance with the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. Revision of City environmental procedures is ongoing, due to constantly changing provisions of this relatively new body of law. Environmental review is part of the project's permit approval process, focusing on potential impacts as per CEQA. State law AB884, passed in 1977 in response to the Dow incident, continues to affect OER operations. Procedures have been established to meet some, but not all of the new legal requirements. This law has had some effects which were probably not intended by its authors. For example, a project nearing its deadline may demand more than its share of staff hours at a time when other projects may have a higher priority. Also, the process of redesigning projects to lessen impacts may be hindered by approaching deadlines.

Title II Federal Funds, granted in May 1978, enabled OER to acquire five professional staff persons in July and August for a total of 7 and a secretary in September. The new staff made considerable headway processing environmental cases, including the initial backlog of Environmental Impact Report (EIR) cases, even though one of the authorized professional positions was not filled the entire year and one was vacant for four months.

The Environmental Evaluation (EE) process was streamlined, with an increase in minor review and a decrease in number of Negative Declarations. More than twice as many Categorical Exemptions were processed this year, compared with Fiscal Year 1977-78. In addition, an expanded definition of Categorical Exemptions was submitted by OER to a receptive State Secretary for Resources. Formal adoption of most of the suggestions is expected by November, 1979.

The General Rule Exclusion exemption from environmental review was used for the first time in June 1978; in Fiscal year 1978-79 seventy-five (75) General Exclusions were completed. When a small project appears to be categorically exempt from the California Environmental Quality Act, but no exemption applies, a project may be granted a General Rule Exclusion if there appears to be no possibility that the project could have significant effects on the environment. In part as the result of the General Exclusion, one-half the number of projects were processed via Negative Declaration as the preceding year. A record number of college student interns contributed to the evaluation of small projects, with a peak of seven during the January to March school quarter.

Time saved in evaluating minor cases was spent on EIRs. Nine EIRs, several controversial, were completed and certified in Fiscal year 1978-79, an increase of 50% over last year. Certified EIRs included the EIR for a hotel near the University of California Medical Center, a Neiman-Marcus Department Store in Union Square and the Levi's Plaza development. Substantial work was

accomplished on seven other EIRs which are expected to be ready for certification in the first three months of Fiscal Year 1979-1980. (By contrast a total of six EIRs were certified in 1977-78.)

Staff: Ad Valorem:

- 1 Environmental Review Officer
- 1 Planner II

Title II:

- 1 Staff Assistant V
- 1 Staff Assistant IV, 0.75 year
- 1 Staff Assistant III
- 1 Staff Assistant II
- 1 Transportation Planner

THANKS

This report was prepared by Mary Anne Miller , Maxine Woo and Olivia Balandra.

This Commission wishes to acknowledge all staff of the Department of City Planning for their work during 1978-79.

| | | |
|---------------------|--------------------|--------------------|
| Michelle Anderson | Loretta Hanks | Terry Pasqual |
| *Nancy Bang | Wilbert Hardee | Robert Passmore |
| Alec Bash | Richard Hedman | *Jon Pon |
| Selina Bendix | Roger Herrera | *Indira Rampersaud |
| Janis Birkeland | Larry Johnson | Wayne Rieke |
| Lucian Blazej | Robin Jones | *Stanley Roberson |
| *Gail Bloom | *Michael Kane | Connie Robinson |
| *Julie Brown | *David Kim | Carol Roos |
| *Carrol Browning | Janice King | Paul Rosetter |
| *Jeffrey Carter | Jeremy Kotas | Teresa Rosillo |
| *Karen Chance-Tseng | *Tina Lance | Barbara Sahn |
| Irene Cheng | Frances Lawsing | Margaret Saner |
| *Gordon Choy | Clarence Lee | *Sheila Saleh |
| Jean Cody | *Gary Lee | *Andy Schweitzer |
| *Barbara Conway | Eva Levine | Chi-Hsin Shao |
| *Robert DeVelbiss | Alan Lubliner | Sidney Shaw |
| *Maung Dwa | Calvin Malone | Glenda Skiffer |
| *Alex Echeguren | Xandra Malandra | *Suzanne Smith |
| Glenn Erickson | Larry Mansbach | *R. Spencer Steele |
| Edmond Ezra | *Albert McCary | *Carol Sugarman |
| Robert Feldman | Robert Meyers | Daniel Sullivan |
| Joseph Fitzpatrick | Edward Michael | Nathaniel Taylor |
| *David Foster | Jim Miller | Franz VonUckermann |
| Richard Gamble | Mary Anne Miller | George Williams |
| Nancy Garvin | Mohini Mirchandani | Mark Winogrand |
| Charles Gill | Elsie Noceti | *Robert Wong |
| *James Gillen | Robert Noelke | *Maxine Woo |
| Nancy Gin | *Michael Noon | Lee Woods |
| Jocelyn Gordon | Rai Okamoto | *Warren Yee |
| Edward Green | *William Oman | Marie Zeller |
| Peter Groat | Audrey Owen | |
| Roland Haney | Gerald Owyang | |

In addition, the Commission wishes to thank the many volunteers and interns who have served the Department and the public without material reward.

*Employees no longer with the Department.
*CETA employees

APPENDIX

APPENDIX I

1978-79 ANNUAL REPORT

STATISTICAL SUMMARY

| | <u>1978-79</u> | <u>1977-78</u> | <u>1976-77</u> |
|---|----------------|----------------|----------------|
| CITY PLANNING COMMISSION | | | |
| Regular and Special Meetings | 58 | 71 | 61 |
| Planning Code Cases | | | |
| Zone Changes | 57 | 16 | 16 |
| Conditional Uses | 81 | 52 | 58 |
| Discretionary Reviews in Lieu of Conditional Use | 9 | 18 | 35 |
| Setbacks | 1 | 3 | 0 |
| Text Amendments | 6 | 4 | 5 |
| Discretionary Reviews | 35 | 61 | 70 |
| Master Plan Referrals (Subdivisions) | 88 | 71 | 20 |
| Public Property Referrals | 65 | 45 | 56 |
| ZONING ADMINISTRATION | | | |
| Variances | 107 | 102 | 109 |
| Building Applications | 2893 | 3,585 | 4,131 |
| Sign Applications | 727 | 758 | 795 |
| Miscellaneous Permits | 1567 | 1,684 | 1,871 |
| Enforcement Cases | 1377 | 1,187 | 837 |
| ENVIRONMENTAL REVIEW | | | |
| Initial Evaluations | 433 | 545 | 439 |
| Categorical Exemptions Issued | | | |
| Under California Law | 127 | 64 | 46 |
| Under Federal Law | 3 | 5 | 6 |
| General Rule Exclusion | 75 | - | - |

| | <u>1978-79</u> | <u>1977-78</u> | <u>1976-77</u> |
|--|----------------|----------------|----------------|
| Negative Declarations Issued | | | |
| Under California Law | 154 | 316 | 322 |
| Under Federal Law | 14 | 17 | 26 |
| Environmental Impact Reports and/or Statements Certified as Complete | 9 | 6 | 11 |
| LANDMARKS BOARD CASES | 30 | 12 | 13 |

APPENDIX 1A

DISCRETIONARY REVIEW CASES

| | <u>1978-1979</u> | <u>1977-1978</u> | <u>1976-1977</u> |
|---------------------|------------------|------------------|------------------|
| FILED | 35 | 61 | 70 |
| APPROVED | 14 | 16 | 41 |
| DISAPPROVED | 9 | 5 | 7 |
| DENIED D.R. REQUEST | 1 | 6 | 1 |
| WITHDRAWN | 6 | 10 | 1 |

APPENDIX II

1978-79 ANNUAL REPORT

APPLICATION FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

| | TOTAL | Map Amend- ment | Condi- tional Use | Text Amend- ment | Setback Change | Discre- tionary Re- view in lie of Cond. Us |
|--|-------|-----------------------|-------------------------|------------------------|-------------------|--|
| Action by Planning Commission | | | | | | |
| Applications filed for hearing during period ¹ | 148 | 57 | 81 | 6 | 1 | 9 |
| Applications pending at beginning of period | 47 | 19 | 19 | 5 | 1 | 3 |
| Approved | 61 | 9 | 43 | 3 | 0 | 7 |
| Approved in part; remainder denied or withdrawn | 4 | 1 | 2 | 0 | 0 | 0 |
| Disapproved | 36 | 27 | 7 | 2 | 1 | 1 |
| Withdrawn, or no action by Commission required | 13 | 0 | 10 | 0 | 0 | 3 |
| Pending at end of period | 81 | 39 | 38 | 5 | 1 | 1 |
| Action by Board of Supervisors on Approved Applications ² | | | | | | |
| Approved ³ | 9 | 6 | 0 | 3 | 0 | N/A |
| Failed of Approval | 0 | 0 | 0 | 9 | 0 | N/A |
| Applications Appealed to Board of Supervisors ⁴ | 14 | 9 | 5 | 0 | 0 | N/A |
| Planning Commission Action sustained | 10 | 8 | 2 | 0 | 0 | N/A |
| Planning Commission Action overruled | 4 | 1 | 3 | 0 | 0 | N/A |

- 1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission (3) or referred to it by Board of Supervisors (35).
- 2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.
- 3 Each application approved by the Board was also approved and signed by the Mayor.
- 4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes. Appeals of Discretionary Review in lieu of Conditional Use of which there were no cases in 1978-79, are to the Board of Permit Appeals.

APPENDIX III

1978-79 ANNUAL REPORT

CONDOMINIUM SUBDIVISION ACTIONS*
 SUBSEQUENT TO ADOPTION OF THE SUBDIVISION CODE IN MAY 1975,
 PRIOR TO ADOPTION OF CONDOMINIUM AMENDMENTS IN JULY 1979

| TYPE OF ACTION | NEW | | CONVERSIONS | |
|---------------------------------|--------------|-------|--------------|-------|
| | Applications | Units | Applications | Units |
| TOTAL | 55 | 1,663 | 110 | 2,370 |
| Planning Commission Affirmative | | | | |
| Finding | 44 | 1,296 | 55 | 768 |
| Conditions Appealed to Board of | | | | |
| Supervisors | - | - | 6 | 89 |
| Planning Commission Negative | | | | |
| Finding | 1 | 150 | 46 | 1,435 |
| Denial Appealed to Board of | | | | |
| Supervisors | 1 | 150 | 44 | 1,411 |
| Sustained | - | - | 7 | 299 |
| Overruled | 1 | 150 | 37 | 1,112 |
| Withdrawn | 1 | 11 | 2 | 15 |
| Pending before Commission | 9 | 206 | 7 | 152 |
| Approved | 45 | 1,446 | 92 | 1,880 |
| Denied | - | - | 9 | 323 |

* Five or more units

APPENDIX IIIA

1978-79 ANNUAL REPORT

MASTER PLAN REFERRALS

| | <u>TOTALS</u> | <u>Public Property Referrals</u> | <u>Land Subdivi- sions</u> | <u>Condo. subdivi- sions</u> | <u>Condo. Conversion Subdivisions</u> |
|------------------------------------|---------------|--|------------------------------------|--------------------------------------|---|
| Pending at Beginning of Period | 28 | 23 | 3 | 1 | 1 |
| Filed | 153 | 65 | 8 | 35 | 45 |
| City Planning Commission Action | 112 | 26 | 5 | 26 | 55 |
| In Conformity | (78)* | (23) | (4) | (25) | (26) |
| Does Not Affect | (1) | (1) | - | - | - |
| Not in Conformity | (33) | (2) | (1) | (1) | (29) |
| Administrative Action | 35 | 28 | 4 | 1 | 2 |
| Does Not Affect | (21) | (21) | - | - | - |
| Withdrawn | (15) | (8) | (4) | (1) | (2) |
| Pending at End of Period | (50) | (33) | 2 | 9 | 6 |

The TOTALS included 76 cases filed in 1976-77 and 116 cases in 1977-78. The increase was largely due to condominiums: during three years the applications for condominium conversions increased from 7, the first year, to 53 and 45, the second and third years, and for new condominiums increased from 4, the first year, to 10 and 35.

* Subtotals indicated by ().

APPENDIX IV

1978-1979 ANNUAL REPORT

SUMMARY OF PERMITS PROCESSED

| <u>Permit Type</u> | <u>APPROVED</u> | <u>DISAPPROVED</u> | <u>CANCELLATIONS</u> |
|--------------------------------|-----------------|--------------------|----------------------|
| # 1 New Building | 50 | 0 | 4 |
| 2 New Building (Wood Frame) | 676 | 11 | 26 |
| 3 Alterations | 1819 | 32 | 119 |
| 3L Legalizations | 150 | 6 | 0 |
| 4 Signs | 719 | 3 | 5 |
| 5 Grading | 17 | 0 | 0 |
| 6 Demolition | 197 | 0 | 1 |
| 7 Painted Wall Signs | 2 | 0 | 0 |
| 8 Miscellaneous (See below) | 1431 | 41 | 0 |

SUMMARY OF MISCELLANEOUS PERMITS

| <u>Permit Type</u> | <u>APPROVED</u> | <u>DISAPPROVED</u> |
|------------------------------------|-----------------|--------------------|
| Police | 335 | 16 |
| Fire | 144 | 4 |
| Public Health | 555 | 13 |
| Social Services | 14 | 0 |
| Parcel Maps and Parcel Map Waivers | 333 | 5 |
| Alcoholic Beverage Control | 144 | 4 |

APPENDIX V
1978-79 ANNUAL REPORT

Zoning Administrator's Decisions on Variances Applications

| Pending at Beginning of Period | Applications Filed (1) | Granted (2) | Denied | Withdrawn (3) | Pending at End of Period |
|--------------------------------------|---------------------------|-------------|--------|---------------|--------------------------------|
| 43 | 107 | 77 | 22 | 19 | 32 |

- (1) A single application may request a variance from more than one quantitative standard in the City Planning Code. As illustrated in the table below, a total of 157 variances were included in the 99 applications which were granted or denied in the base period, fiscal year 1978-79.
- (2) Certain variances were granted for a lesser deviation from the Planning Code standard than the applicant had requested, and the Zoning Administrator attached conditions to his approval of several applications.
- (3) The applicant might abandon his proposal for new construction or alterations to a building. Alternatively, changes in the Zoning Map or the text of said Code might make the application moot.

| | Variances Sought and Decided | Granted | Denied |
|------------------------------------|---------------------------------|---------|--------|
| Totals for All Types | 157 | 126 | 31 |
| Rear Yards | 61 | 48 | 13 |
| Building Coverage | | | |
| (Deleted Dec. 6, 1978) | 7 | 6 | 1 |
| Off-Street Parking | 24 | 20 | 4 |
| Lot Area | 28 | 25 | 3 |
| Residential Density | 3 | 0 | 3 |
| Usable Open Space | 8 | 7 | 1 |
| Dwelling Unit Exposure | 1 | 1 | 0 |
| Height | | | |
| (First 10 feet of buildable depth) | 2 | 2 | 0 |
| Lot Width | 9 | 8 | 1 |
| Side Yard | 3 | 3 | 0 |
| Floor Area Ratio | 1 | 0 | 1 |
| Front Setback | 7 | 4 | 3 |
| Access Way (Deleted Dec. 6, 1978) | 1 | 1 | 0 |
| Off-Street Freight Loading | 1 | 0 | 1 |
| Street Frontage | 1 | 1 | 0 |

APPENDIX VI

1978-79 ANNUAL REPORT
SUMMARY OF ACTIONS BY THE BOARD OF PERMIT APPEALS

| | Pending at Beginning of Period | Filed | Overruled | Sustained | Withdrawn | Pending at End of Period |
|---|--------------------------------------|-------|-----------|-----------|-----------|-----------------------------|
| Appeals/Protests from Administrative Decision on Permit Application under City Planning Code. | 2 | 70 | 37 | 28 | 5 | 2 |
| Appeals/Protests from Variance Decisions of the Zoning Administrator | 1 | 17 | 8 | 7 | 2 | 1 |
| Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission | 0 | 14 | 5 | 9 | 0 | 0 |
| Appeals/Protests from an Order, Requirement, Decision or Deter- mination by the Zoning Administrator other than a Permit or a Variance | 1 | 12 | 2 | 7 | 3 | 1 |
| TOTALS | 4 | 113 | 52 | 51 | 10 | 4 |

APPENDIX VII

MAJOR PROJECTS REVIEW SECTION 1978 - 1979 PROJECTS

| | | | |
|---------|--------------------------|---------|-----------------------------|
| KEY: CU | Conditional Use | ZM | Zoning Map Amendment |
| SUD | Special Use District | DR | Discretionary Review |
| PUD | Planned Unit Development | EIR | Environmental Review |
| VZ | Variance | C and I | Commerce & Industry Section |

| <u>Assessor's Block</u> | <u>Projects</u> | <u>Action</u> |
|----------------------------|--|--------------------------------|
| 21 | International Longshoreman's and Warehouseman's Union Site | information, possible CU (SUD) |
| 28 | Holiday Inn Fisherman's Wharf expansion | CU (SUD) |
| 39 | Francisco/Vandewater condominiums | permit processing |
| 55 | Wharf Park I & II - residential | CU (PUD) |
| 60,80,83,84, 85,107,108 | Levi's Plaza - office & residential | permit processing |
| 69 | Chestnut Condominiums | CU (PUD) |
| 71 | Lombard/Lurmont & others | CU |
| 113 | Calhoun/Sansome site | information, possible VZ |
| 164 | Osgood/Broadway site | information, possible CU |
| 165 | 735 Broadway | information, permit processing |
| 195 | International Hotel site | information |
| 196 | Pacific Lumber project | CU |
| 221 | Sacramento/Jones site | information, possible DR |
| 222 | Sproule Lane site | information, possible DR |
| 223 | Four Embarcadero Center | information |
| 237 | SF Federal S & L Building | EIR, possible DR |
| 239 | 456 Montgomery Building | EIR, possible DR |

| <u>Assessor's Block</u> | <u>Projects</u> | <u>Action</u> |
|-------------------------|---|-----------------------------------|
| 256 | California/Powell Condominiums | EIR, possible DR |
| 258 | Pine/Kearny site | information |
| 263 | Itel Building (101 California) | EIR, CU, DR, permit processing |
| 269 | Russ Building expansion | information, possible DR |
| 285 | Stockton/Bush Garage expansion | information |
| 289 | One Sansome | DR, permit processing |
| 292 | Crocker Bank Building | DR, permit processing |
| 295 | Saks Fifth Avenue | permit processing |
| 300 | 965 Sutter site | possible DR |
| 311 | Post/Kearny site | information |
| 313 | Neiman - Marcus Store | DR, permit processing |
| 331 | Airporter Terminal | CU |
| 351 | UN Plaza proposals | DR |
| 628 | Pacific Medical Center office building | CU |
| 1015 | Children's Hospital expansion | CU |
| 1076 | Mt. Zion Hospital expansion | information, CU |
| 1313 | Sutro Baths site | information, SUD |
| 1592,1595, 1596,1692 | Ocean Beach Park Estates ("Playland" site) | EIR CU(PUD) |
| 2121 | 1981 Funston | DR |
| 2405 | Bank of America, 20th/Taraval | DR,S |
| 2901 | 7-11 Store, Portola/O'Shaughnessy | possible DR |
| 3617 | Hibernia Bank, 22nd/Valencia | DR |
| 3702 | Greyhound Terminal relocation | EIR, CU |

| <u>Assessor's Block</u> | <u>Projects</u> | <u>Action</u> |
|-------------------------|-------------------------------------|--------------------------------------|
| 3704 | Penney's and Lincoln Building site | information, DR |
| 3705 | Pacific III (Apparel Mart) | DR |
| 3712 | Federal Reserve Bank | EIR, ZM, CU, DR permit processing |
| 3718 | Pacific Gateway Building | EIR, DR |
| 3740 | 301 Howard | EIR, possible DR |
| 4991 | Executive Park | permit processing |
| 5556 | Franconia/Holliday (Bernal Heights) | possible DR |
| 5557 | Joy/Holliday (Bernal Heights) | EIR, DR |
| 5628 | Chapman /Banks | possible DR |
| 7295 | Stonestown expansion | review (CU) |
| | BART Platform behind Ferry Building | review (CU) |
| Pier 39 | Pier 39 complex | permit processing |

Special Studies

| | |
|---|-----------------------------|
| Bernal Heights neighborhood plan | review |
| Union Street SUD | assist C & I |
| Various neighborhood commercial districts | ZM pending, assist C & I |
| Downtown Conservation and Development Study | assist C & I |

APPENDIX VIII

LANDMARKS

| <u>Certificates of Appropriateness Approved by the Landmarks Board</u> | <u>Landmarks Considered by Landmarks Board</u> | <u>Approved by Landmarks Board</u> | <u>Approved By City Planning Commission</u> | <u>Approved Board of Supervisors</u> |
|--|--|--|---|--|
| 30 | 16 | 12 | 3 | 3 |

Landmarks Officially Designated by the Board of Supervisors

| <u>Landmark No.</u> | <u>Name</u> | <u>Location</u> | <u>Assessor's Block/Lot</u> | <u>Effective Date</u> |
|-------------------------|--|------------------------------------|---------------------------------|---------------------------|
| 104 | INDEPENDENT WOOD COMPANY BUILDING (Cargo West) | 1105 Battery Street at Union | 107/6 | 4/23/79 |
| 105 | MARKET STREET RAILWAY SUBSTATION | 1198 Fillmore Street at Turk | 756/ptn 1 | 4/23/79 |
| 106 | CHAMBORD APARTMENTS | 1298 Sacramento Street at Jones | 221/ptn 89 | 4/23/79 |

APPENDIX IX

1978-1979 ANNUAL REPORTSignificant Resolutions Adopted By The City Planning Commission

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|--|-----------------------|
| 7/3/78 | Approval of a policy of discretionary review of applications for new, relocated or expanded bars, restaurants and places of entertainment and upper story conversions on Sacramento Street. | 8011 |
| 7/13/78 | Approval of the Chinatown Neighborhood Improvement Plan, addressing the issues of housing, recreation and open space, community facilities, neighborhood environment, and transportation. | 8016 |
| 7/13/78 | Approval of Elsie Street Plan, recommending proposals for improvement of the 100 Block of Elsie Street. | 8017 |
| 7/13/78 | Approval of the Potrero Hill Neighborhood Improvement Plan, endorsing the strategies and recommendations for housing, recreation and open space, community facilities, neighborhood environment, community safety, transportation, economic development and land use. | 8036 |
| 8/3/78 | Approval of reclassification from a C-2 district to an R-3-C district of the property on both sides of Sacramento Street between Maple and Lyon Streets. | 8037 |
| 8/10/78 | Disapproval of applications for reclassification from C-2 to R-1 and R-1-D districts of former Playland site. | 8041 |
| 9/7/78 | Approval of Affirmative Action/Equal Opportunity Plan and Program for the City Planning Department as a basis for an equitable employment system. | 8059 |
| 9/14/78 | Approval of a resolution of intention to hold a public hearing to consider a City Planning Code text amendment to require conditional use approval of all financial offices, quick-stop establishments, bars and restaurants in C-1 and C-2 districts, of all night clubs and similar establishments in C-2 districts, and all financial offices in C-3-G districts. | 8060 |
| 9/21/78 | Approval of the 16th Street Revitalization Plan, analyzing the street's commercial needs and developing a set of programs for addressing those needs. | 8065 |
| 10/12/78 | Approval of a policy of discretionary review for building permit applications in the Dolores Heights area bounded by 19th, Church, 22nd and Noe Streets. | 8087 |

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|--|-----------------------|
| 10/19/78 | Approval of a resolution of intention to consider reclassification of property throughout the City and County of San Francisco. | 8089 |
| 12/7/78 | Disapproval of an application for reclassification from RH-2 and RH-3 to an RC-1 district and disapproval of a conditional use application for a medical hotel on property bounded by Carl Street, Hillway, Parnassus and Hillpoint Avenues. | 8121 8122 |
| 1/4/79 | Approval with conditions of conditional use to permit development of Levi's Plaza as a planned unit development. | 8142 |
| 1/11/79 | Discretionary review and approval with conditions of Neiman-Marcus department store at Geary and Stockton Streets. | 8150 |
| 1/18/79 | Consideration of proposed subdivision Code amendments and approval of a Moratorium effective January 15, 1979 on condominium conversion subdivisions. | 8153 |
| 2/22/79 | Endorsement of recommendation for amending the Subdivision Code with respect to condominium conversion subdivisions. | 8181 |
| 3/22/79 | Approval of the reclassification of Nob Hill height and bulk districts to provide a maximum height of 160 feet at the crest of the hill, stepping down to 80 and 50 feet along the slopes; prior districts had allowed heights up to 320 feet. | 8196 |
| 3/29/79 | | 8200 |
| 3/29/79 | Reaffirmation by the Commission of its existing policy that the elevated Embarcadero Freeway should be removed. | 8197 |
| 3/29/79 | Approval of proposed amendments initiated by the Board of Supervisors to the text of the City Planning Code, relating to residential zoning districts. | 8199 |
| 4/26/79 | Approval of interim controls within special use district on Union Street between Steiner Street and Van Ness Avenue and on Fillmore Street between Union and Lombard Streets, for a period not to exceed one year. | 8242 |
| 4/26/79 | Authorization of the Director of Planning to apply for funds, execute contracts and effectuate the production of the Local Coastal Program. | 8243 |
| 3/20/79 | Approval of an amendment to the Recreation and Open Space Element of the Comprehensive Plan designating additional sites on the "Citywide Recreation and Open Space Plan" map. | 8194 |

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|--|-----------------------|
| 5/10/79 | Approval of interim controls within a special use district for the former Sutro Baths site. | 8259 |
| 5/10/79 | Approval with conditions of conditional use for the Stones-town Shopping Center expansion and parking garage. | 8262 |
| 5/24/79 | Disapproval of plans to expand an existing branch bank at Taraval Street and 20th Avenue. | 8279 |
| 6/7/79 | Approval with conditions of "Wharf Park I & II" as a planned unit development, on the property at northwest and southwest corners of Francisco and Kearny Streets in the Northern Waterfront Special Use District. | 8296 |
| 6/21/79 | Approval with conditions conditional use for exception to bulk limits to permit construction of the Federal Reserve Bank at 101-199 Market Street. | 8301 |

APPENDIX X

1978-79 ANNUAL REPORT

ENVIRONMENTAL REVIEW PROCESS

| | <u>Number of Projects</u> | |
|--|----------------------------|----------------------------|
| | <u>1978-79</u> | <u>1977-78</u> |
| I. INITIAL EVALUATIONS OF PROJECTS | | |
| A. Under review at beginning of period | 51 | 41 |
| B. Received for review | 433 (21)* | 454 (28) |
| C. Evaluation determined not to be required | | |
| 1. Categorical Exemption | 127 (3)* | 69 (5) |
| 2. General Rule Exclusion | 75 | - |
| D. Negative Declaration filed | 154 (17)* | 333 (17) |
| 1. Negative Declaration appealed | 8 | 6 |
| E. EIR Required | 21 | 11 |
| 1. % of cases in which EIR was determined to be required** | 4.8% | 2.5% |
| 2. Cases appealed | 1 | - |
| F. Under Review at end of period | 46 | 44 |
| II. ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED | | |
| A. Reports in process at beginning of period | (2 ³⁸ inactive) | (3 ²⁵ inactive) |
| B. Draft reports completed and hearings scheduled | 16 | 4 |
| C. Final Reports Certified Complete | 9 | 6 |
| D. Reports in process at end of period | (5 ³⁹ inactive) | (8 ³⁶ inactive) |

* Numbers in parentheses represent the number out of the total number which are reviewed pursuant to Federal requirements.

** During Fiscal Years 1978-79 and 1977-78, case numbers were assigned to requests for comments received from other jurisdictions. Such cases number 15 - 30 each year and are not reflected in the base used to compute the percent of cases in which an EIR was determined to be required.

APPENDIX XI

CURRENT MASTER PLAN ELEMENTS AND AMENDMENTS

| | <u>Resolution No.</u> | <u>Date Adopted</u> |
|--|-----------------------|---------------------|
| 1. Urban Design Element | 6745 | 8/26/71 |
| Amendment to "Plan for Protected Residential Areas" | 6835 | 4/22/72 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| 2. Transportation Element | 6834 | 4/27/72 |
| Amendments concerning Parking | 7647 | 1/20/77 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| "Northeastern Waterfront Plan" Amendment | 7644 | 1/19/77 |
| 3. Recreation and Open Space Element | 7021 | 5/24/73 |
| Amendments to "Citywide Recreation and Open Space Plan" | 7419, 7514, 7635 | 6/24/76, 1/7/77 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| 4. Environmental Protection Element: | | |
| Conservation Section | 7020 | 5/24/73 |
| Transportation Noise Section | 7244 | 9/19/74 |
| 5. Community Safety Element | 7244 | 9/12/74 |
| 6. Residence Element | 7417 | 12/11/75 |
| 7. Community Facilities Element: | | |
| Police Facilities Section | 7233 | 8/29/74 |
| Neighborhood Center Facilities Section | 7646 | 2/20/77 |
| 8. Commerce and Industry Element | 8001 | 6/29/78 |
| 9. Elements in Preparation: | | |
| Land Use Element (being prepared for publication) | | |
| 10. Area Plans, as part of the Master Plan: | | |
| South Bayshore Plan | 6486 | 2/19/70 |

| | <u>Resolution No.</u> | <u>Date Adopted</u> |
|--|-----------------------|---------------------|
| "Executive Park" Amendment | 7543 | 8/12/76 |
| • Civic Center Plan | 7216 | 7/25/74 |
| Plan for the Northeastern Waterfront | 7642 | 1/19/77 |
| 11. Other Related Documents: | | |
| The Mission: Policies for Neighborhood Improvement | 7447 | 2/17/76 |
| Recreation and Open Space Acquisition & Park Renovation | 7044 | 7/19/73 |
| Union Street Study (S.U.D.) | 8242 | 4/26/79 |
| Chinatown Neighborhood Improvement Plan | 8016 | 7/13/78 |
| Elsie Street Study | 8017 | 7/13/78 |
| Potrero Hill Neighborhood Improvement Plan | 8036 | 8/3/78 |
| 16th Street Commercial Improvement Plan | 8065 | 9/21/78 |
| OMI Neighborhood Improvement Plan | 8329 | 7/26/79 |

APPENDIX XII

1978-79 ANNUAL REPORT

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

| <u>331017</u> | <u>City Planning Expen- diture Index Coder</u> | <u>Budget</u> | <u>Transfers & Supplemental Appropriations</u> | <u>Encumbrances and Expenditures</u> |
|---------------|--|---------------|--|--|
| 0010 | (Permanent Salaries) | 898,549 | (1) 6,710.00 (2) 2,323.60 (3) 4,443.75 | \$871,706.28 |
| 0200 | (Temporary Salaries) | 32,416 | | 21,661.03 |
| 0400 | (Fees & Other Compensation) | 4,500 | | 3,510.00 |
| 0600 | (Mandatory Fringe Benefits) | 246,088 | (1) 1,511.00 | 225,423.54 |
| 1110 | (Use of Employees' Cars) | 300 | | 53.46 |
| 1160 | (Compensation In Lieu of Sick Leave) | -0- | (2) 2,323.60 (3) 4,443.75 | |
| 1200 | (Contractual Services) | 87,506 | | 75,713.46 |
| 1399 | (Materials & Supplies) | 14,700 | | 14,430.43 |
| 1460 | (Rental of Property) | 33,942 | | 32,954.00 |
| 3100 | (Maintenance/Repair Automobile Equipment) | 1,500 | | 1,500.00 |
| 3030 | (Real Estate Dept.) | 100 | | 100.00 |
| 2020 | (Facilities Maintenance) | <u>2,900</u> | | <u>-0-</u> |
| | TOTAL | 1,321,601 | 8,221.00 | \$1,247,052.20 |

- (1) Supplemental appropriation for Deputy Director.
 (2) Compensation in lieu of sick leave of Ruth Durbin.
 (3) Compensation in lieu of sick leave of Peter Svirskey.

APPENDIX XIII

1978-79 ANNUAL REPORT

STAFF AND FUNDING SOURCE

| <u>Funding Source</u> | <u>SECTION</u> | | | |
|-----------------------|-----------------------|-------------------------------|-----------------------|--------------|
| | <u>Administration</u> | <u>Plans and Programs</u> | <u>Implementation</u> | <u>Total</u> |
| 1. Ad Valorem | | | | |
| Professional | 8 | 6 | 23 | 37 |
| Clerical | 3 | 1 | 4 | 8 |
| Graphics | 3 | - | - | 3 |
| 2. State or | | | | |
| Federal Grant | | | | |
| Professional | - | 17 | - | 17 |
| Clerical | - | 3 | 1 | 4 |
| 3. CETA | | | | |
| Professional | - | 2 | 3 | 5 |
| Clerical | 5 | - | 2 | 7 |
| TOTAL | 19 | 29 | 33 | 81 |

Note: Includes part-time staff (1) and staff on disability and maternity leave (3FTE)

258
#4
9/19/80
22



ANNUAL REPORT

San Francisco Department of City Planning

1979 ~ 1980

CITY AND COUNTY OF SAN FRANCISCO

DIANNE FEINSTEIN, MAYOR

City Planning Commission 1979-1980

Toby Rosenblatt, President

Ina F. Dearman, Vice-President

Susan J. Bierman

Yoshio Nakashima

Charles Starbuck, III

Roger Boas, Chief Administrative Officer

Alternate: Joseph Mignola

Richard Sklar, General Manager of Public Utilities Commission

Alternate: John Christensen

Department of City Planning

Rai Y. Okamoto, Director of Planning

Milton Edelin, Deputy Director of Planning

Robert Passmore, Assistant Director - Implementation

George A. Williams, Assistant Director - Plans and Programs

Lee Woods, Administrative Secretary to the City Planning
Commission

Commission President's Letter

| | | |
|------|--------|--|
| Page | 1 | Introduction: Rai Y. Okamoto, Director |
| | 3 | The Planning Function |
| | | PLANS AND PROGRAMS |
| | 6 | Housing |
| | 12 | Commerce and Industry |
| | 17 | Transportation |
| | 22 | Northeastern Waterfront |
| | 24 | Neighborhood Planning |
| | 27 | Capital Improvements |
| | 28 | Recreation and Open Space |
| | 29 | Information Systems |
| | | IMPLEMENTATION |
| | 32 | Zoning |
| | 32 | Zoning Information Service |
| | 33 | Zoning Studies |
| | 35 | Variances |
| | 35 | Board of Permit Appeals |
| | 36 | Violation Abatement |
| | 36 | Permit Processing |
| | 37 | Commission Cases |
| | 38 | Institutional Master Plans |
| | 38 | Master Plan Referral |
| | 39 | Non-Conforming Use Program |
| | 40, 41 | Major Projects Review and Urban Design |
| | 43 | Landmarks |
| | 45 | Environmental Review |
| | 47 | Intergovernmental Affairs |
| | 49-68 | APPENDICES |
| | 69, 70 | THANKS |

A N N U A L R E P O R T
1979-1980

San Francisco Department of City Planning

100 Larkin Street
San Francisco, California 94102



September 17, 1980

The Honorable Dianne Feinstein, Mayor
City and County of San Francisco
Room 200, City Hall
San Francisco, CA 94102

Dear Mayor Feinstein:

On behalf of the City Planning Commission and the Department of City Planning, we are pleased to send you our Annual Report for the fiscal year of 1979-80. It details our accomplishments during the year in fulfilling the duties and responsibilities mandated by the Charter for us as the City's Comprehensive Planning Agency.

In the context of heightened concern for the impacts of highrise development in the downtown, the Commission approved development proposals, after intensive review and modification, for five highrise buildings. Also, in this context, the Commission adopted interim controls by instituting a policy of mandatory Discretionary Review for all downtown developments and by amending the City Planning Code to suspend for one year the bonus provisions of the Code.

In an effort to preserve some of the City's housing stock from conversion to commercial use, the Commission and the Board of Supervisors adopted RC zoning for seven of the City's neighborhood commercial shopping districts. Also, initial public hearings on proposed Special Use District zoning for these districts were held.

With respect to the City's Northeastern Waterfront, a new Master Plan and the B.C.D.C. required Total Design Plan were adopted. Preliminary Redevelopment Plans for Rincon Point-South Beach and the Bayview Industrial Triangle were approved.

As demand increases for more sophisticated approaches to land use controls and ordinances, continuing fiscal restraints will have long-term adverse effects on the Department's ability to provide necessary and desirable planning services. We expect greater reliance, in the future, on fees to support mandated implementation functions and continuing Federal program grants as perhaps the only support for long-range planning function.

The Department will continue its efforts to improve work programming, operations management, personnel administration and permit processing. For the past year, we express our appreciation for the support and guidance from your office, and for the coming year, we express our desire to work closely and cooperatively with your office, the Board of Supervisors and all the people of San Francisco.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Toby Rosenblatt'.

Toby Rosenblatt, President
City Planning Commission

introduction

During this fiscal year the Department continued its efforts to offset further budget constraints with improved operations and management, and selective curtailment of some activities not mandated by State law, the City Charter, or the Administrative Code.

This fiscally-stringent era continues to divert the City Planning Department from long-range policy matters to short-range implementation activities which are revenue-producing and employment-generating. A secondary effect is that user fee increases have been approved to offset loss of general funds and can be expected to continue to rise in parallel to the demand for Department services.

The Department will shortly institute comprehensive reforms in permit processing designed to reduce frustrations to the public and improve internal operations. Also, additional automatic data processing will become operational linking us with the Bureau of Building Inspection and the Assessor's Office with the potential for further ties to other relevant departments. Automated permit tracking will enable the public to obtain permit status information quickly which is up-to-date, comprehensive, and accurate. Finally, a consumer pamphlet describing the Department and providing simple instructions and answers to typical questions will soon be published for general distribution.

Enforcement of the Code has continued to elude our grasp. It does not easily pay for itself and when staff are short, is easily subordinated to revenue-producing, employment-generating projects. Grants are unavailable for such activities. Yet, the failure to support and enforce the Code increases costly litigation and also demoralizes staff and the public at large who expect enforcement of the law. Therefore, in Fiscal 80-81, we will seek new ways to fund and staff this critical part of the implementation effort.

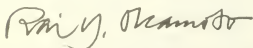
While the implementation activities have some potential to be revenue-producing, plans and programs have much less. Therefore, we have continued to pursue grant funding for long-range planning, research, and policy development efforts. These monies do not deplete the General Fund, but carry with them the program mandates and priorities of the grant sponsors. Thus, the Department has been careful to select the most applicable and avoid those which do not sufficiently match the City's needs.

Medium and long-range planning, incorporating the City's needs for economic development and community revitalization, will be increasingly important in the 1980's as resource constraints become more severe generally and San Francisco's infrastructure and development potential under existing conditions reach their limits. The terms "growth" and "change" in the San Francisco context must be totally redefined if we are to both provide for future needs and accommodate the principles of conservation. Without medium- and longer-range planning to consider alternative futures, the changes will simply occur at places and at rates and in forms not necessarily to our advantage, or thwarted by rigid controls, will bypass the City denying us potential social, economic, or esthetic benefits.

Thus, it must be concluded that comprehensive planning, as contemplated in the Charter, remains essential to a livable City. But it has also become a crucial survival factor in this City. Without expending the resources and taking the time to consider the path ahead, we will be ill-prepared for the future when it has become the present.

Despite limited resources, the Department accomplished much. Neighborhood commercial development controls were prepared and enacted into law. Downtown interim development controls were prepared for and adopted by the Planning Commission. The staff effectively coordinated review and modification of major high rise buildings. Reclassification of vacant school sites for housing was begun. The Northeast Waterfront Plan was prepared and adopted by the Commission as a part of the City's Master Plan as were preliminary plans for redevelopment of the Bayview Industrial area and Rincon Point-South Beach areas on the Waterfront. Neighborhood Planning in high need areas such as the North of Market, Chinatown and Bayview areas were finished, and others are nearing completion. A study and draft legislation as requested by the Board of Supervisors to protect residential hotels is expected to be completed early this fall.

Nevertheless, our efforts and our successes over the past year testify to the fact that all results have a cost. Savings in long-range planning weaken the decision-making process. Savings in enforcement result in losing the effect of new controls. Savings promised by increased efficiency are paid for by an initial investment in time and effort. It should by now be apparent to all that planning has a profound effect on the quality of living in the City and that to diminish the planning function in the City results in lowered quality of life for the San Francisco community.



Rai Y. Okamoto
Director of Planning

the planning function

The Department of City Planning functions as staff for the City Planning Commission to which the Director of Planning is responsible under the Charter. All major items worked on by the staff go before the Commission, either for a decision, or for a recommendation to some other body, or as a matter of information for comment to the staff. The Commission has Regular Meetings each Thursday, occasional Special Meetings, and Committee Meetings on a monthly basis.

Briefly stated, the functions of the Department of City Planning, some mandated by City Charter, some by State law and others by local ordinances or administrative arrangements, are:

COMPREHENSIVE PLAN PREPARATION (PLANS AND PROGRAMS)

The Department staff prepares, and the City Planning Commission adopts, the Comprehensive Plan (Master Plan) of the City and County of San Francisco. Elements of the Comprehensive Plan adopted by San Francisco in compliance with State Law (Section 65302) of the Government Code) include: Circulation (Transportation), Housing (Residence), Conservation, Open Space, Seismic Safety, Noise, Urban Design and Commerce and Industry.

1. Programs developed from the Comprehensive Plan. The Department is responsible for developing programs to carry out the policies of the Comprehensive Plan, for example: programs for acquisition of land for parks, or housing Rehabilitation Assistance Programs (RAP).
2. Advice on the Master Plan. The Charter provides for publication of the Master Plan and for advice by the Department to the Mayor, the Board of Supervisors and other City departments. Major requests may, with the approval of the Commission, become work projects of the Department.
3. Capital Improvement Program. The Charter also requires that the Department and the Commission have a major role in proposing priorities for undertaking construction and changes in public facilities or Capital Improvements. A six-year program is prepared annually, based upon requests of all departments. This department also acts as staff to the Capital Improvement Advisory Committee, which establishes priorities for budget requests.

4. Neighborhood Planning. The Department works on an area (district or neighborhood) level through staff members assigned to community planning. In some parts of the city the liaison is only on a part-time basis with community groups, while in others there may be area plans under preparation or at an implementation stage.

IMPLEMENTATION

The Zoning Administrator is responsible for administering the division which implements proposals and policies developed by the Plans and Programs Division and by the Planning Commission. This is accomplished by the Implementation Division through two major legal codes, the City Planning Code and the California Environmental Quality Act.

The Implementation Division also provides staff for the Information Section which responds to questions from members of the public about zoning and other planning matters.

Planning Code Administration

The Planning Code requires the Zoning Administrator to perform the following functions:

1. Adaptation of the Code; hearings of requests for variances from the provisions of the Code; revisions of the text and maps which make up the Code; interpretation of the meaning of the Code language when it is unclear on its face or in how it applies to a specific case.
2. Review of Building Proposals and Permit Applications to determine their conformity with Code provisions.
3. Abatement of Violations and implementation of conditions attached to development approvals.
4. Preparation of Cases for Public Hearing before the City Planning Commission on master plan referrals, discretionary review of permits and applications for conditional use, for landmark status, and for amendments to the zoning map and text.
5. Administration of the Code's Historic Preservation Article including recommendations to the Commission and to the Landmarks Preservation Advisory Board regarding landmark designation and Certificates of Appropriateness.

California Environmental Quality Act Administration

The Office of Environmental Review in the Implementation Division is responsible for reviewing those public and private projects not exempted by the law to determine their effect on the environment. Those projects determined to have a significant environmental effect must be the subject of an environmental impact report before the project is approved.

ADMINISTRATIVE SERVICES

A sizeable effort is required to provide administrative support for the operating divisions of the Department. This effort includes giving advice, processing forms, maintaining records and producing manual labor to provide necessary services in the areas of personnel, training, public information, supplies, space allocation, building and equipment maintenance data, graphics and legal services, time and budget accounting, space allocation and Planning Commission and Director support.



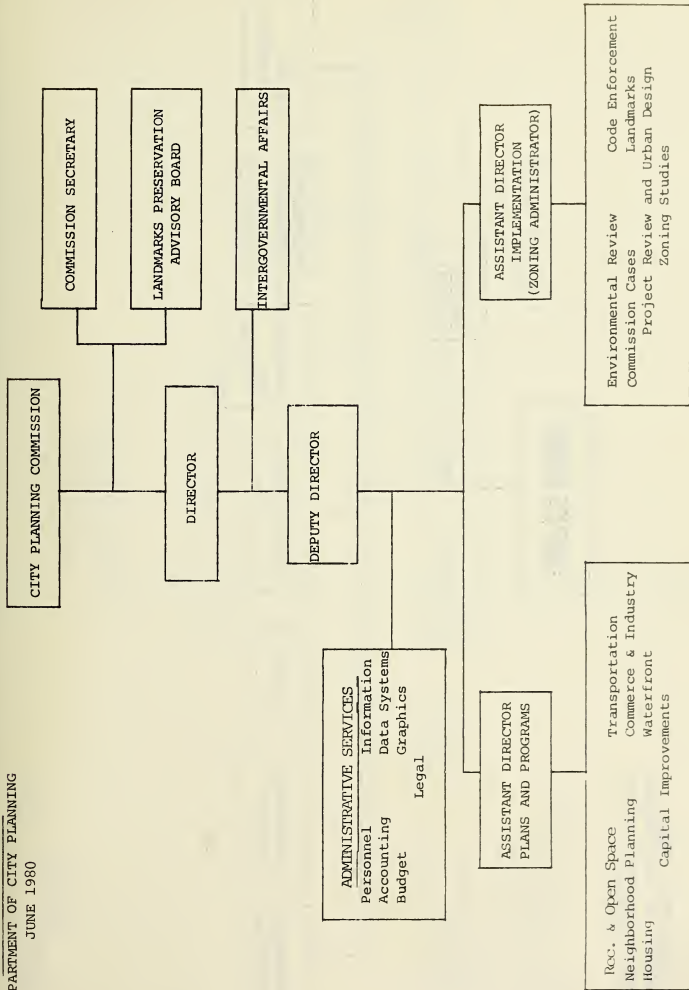
Pamela Maxwell

APA National Planning Conference

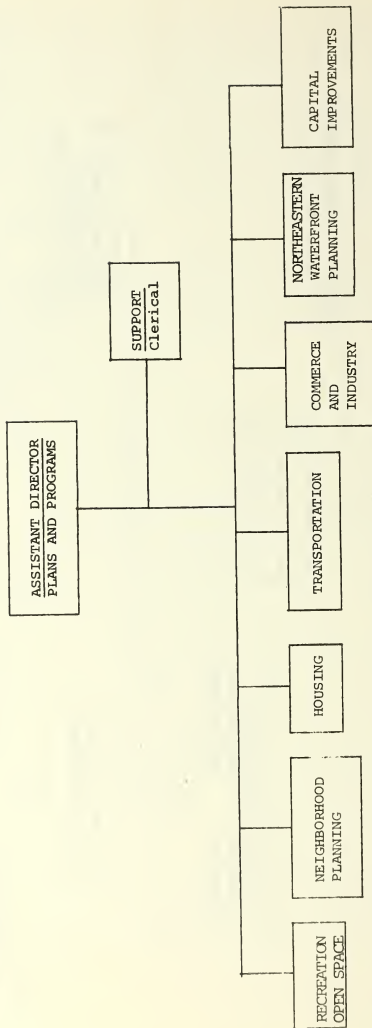
The American Planning Association (APA) called San Francisco and the Bay Area "a spectacular environment in which to discuss planning issues and techniques" and held its 1980 Planning Conference here April 12-16, 1980. Many of the City Planning staff, acting as hosts and tour guides, led planners from other cities on three-hour orientation tours by bus through San Francisco.

During the five-day conference, sessions were held to discuss a spectrum of topics, including economic revitalization, fiscal and equity issues of growth management downtown development, historic preservation, waterfront planning, transit and transportation.

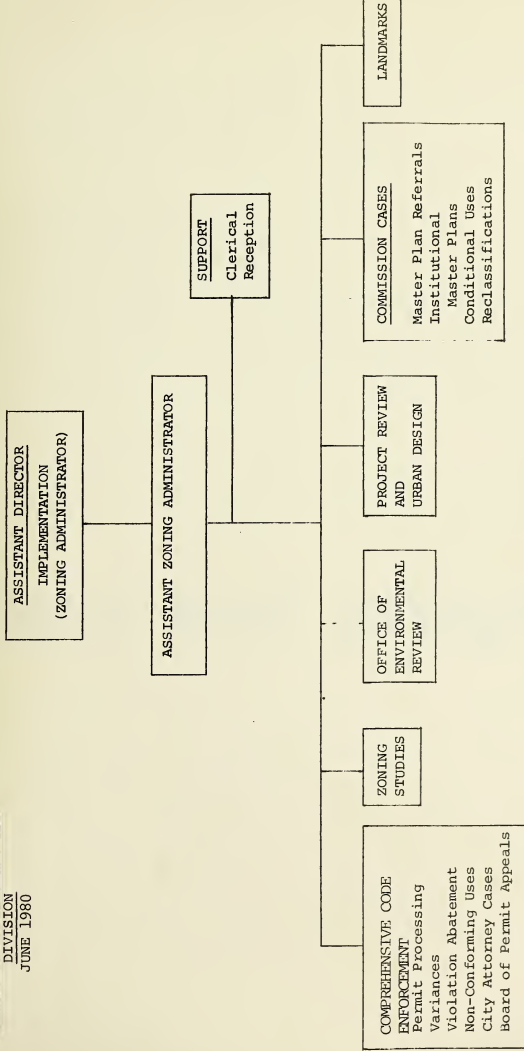
ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
JUNE 1980



ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
PLANS AND PROGRAMS DIVISION
JUNE 1980



ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
IMPLEMENTATION AND ZONING
DIVISION
JUNE 1980





plans and programs



housing

NEW HOUSING DEVELOPMENT

Promoting New Housing Production

In response to the critical housing shortage in the city, the staff has been assigned to assist with the private development of new housing. Staff assistance has taken many forms including research, participation in project review and environmental review activities on individual cases, coordination with the Mayor's Office of Community Development, the California Housing Finance Agency, and HUD; and establishing and maintaining an up-to-date list of housing opportunity sites.

Housing Opportunity Sites Report

First published in February 1978, this report is a listing of vacant and underutilized sites in San Francisco which may be available for housing construction. The report was updated, revised and republished in December 1979.

Surplus School Sites

The Housing Section staff worked closely with the staff of the Major Projects Review Section of the Implementation Division on formulating policies for the use of surplus school sites. (See Major Projects Review section.)

International Hotel Site

Pursuant to the Board of Supervisors Resolution No. 925-79 in September 1979, staff was assigned to work with the Citizens Advisory Committee (CAC) appointed by the Mayor to formulate a development plan for the International Hotel block. The CAC held 14 weekly meetings and 3 public hearings before completing the plan in December. The plan calls for the development of the block in 3 phases with housing as the primary use. Phase I constitutes immediate development of four parcels along Kearny Street. It encompasses an area of 31,500 square feet and the development includes approximately 192 subsidized housing units (156 elderly, 36 family), 20,000 square feet of commercial space, a 280-space parking garage, and 7,000 square feet of community facilities. Development of the remaining parcels under Phase II and III also follows a mixed-use approach to ensure additional housing on the block.

The plan was adopted by the Planning Commission in January 1980 (Resolution No. 8475), and by the Board of Supervisors in April (Resolution No. 373-80). The Mayor, with the assistance of the Planning Department and the Citizens Advisory Committee, has begun implementation of the plan by seeking the cooperation of the property owners to develop their sites according to the proposed plan.

Inclusionary Zoning Provisions

As provided under the Subdivision Code administration, all new planned unit development construction with 50 units or more are required to set aside 10 percent of the total units for low and moderate income households if subsidies are available, and all condominium conversion projects with five units or more must make available 10 percent of the units for low or moderate income households or otherwise comply with Section 1341.

The staff meets with each project developer in the initial phase of the subdivision application to ensure developer understanding of the code requirement.

The staff reviews conversion projects in-lieu-of sites and exception proposals for consistency with the intent of the Code.

During the fiscal year over 100 moderate income units were committed as a result of the inclusionary provisions.

INTERGOVERNMENTAL COORDINATION

Historic Preservation Loan Program

The Heritage Preservation Loan Program is a citywide rehabilitation program offering low-interest loans to low-income homeowners for the improvement of architecturally significant San Francisco houses. Community Development funds will be used to guarantee and subsidize the loans. The first \$100,000 of a \$200,000 allocation of CD funds was exhausted during 1980. Staff has provided technical assistance as a member of the Advisory Committee.

Mayor's Housing Policy Group and Citizens Housing Task Force

The staff of the housing section provide technical assistance to the Mayor's Housing Policy Group and the Citizens Housing Task Force and participate in their weekly meetings.

Other Committees

The staff serve on the Housing and Urban Development Committee of the Human Rights Commission and on the Housing and Community Development Committee of the League of California Cities.

1980 Census

As the housing units in San Francisco serve as the basis for the 1980 Census population and household count, the housing staff actively participated in the preparation for the 1980 Census guide prior to the census date on April 1, 1980. Background information on housing in San Francisco was provided to the staff of the U.S. Bureau of the Census to assist them in developing the data base for the census. The staff also assisted in the Bureau's Community Census Awareness program by giving orientation to its field staff for the city's neighborhood organizations whose participation would be critical in making the census accurate.

In addition to the U.S. Bureau of the Census, the State Department of Finance Population Research Division also is in close contact with the staff regarding housing activities in the city for population estimation purposes. Housing information as a whole continues to play a critical role in areas such as population estimation and fiscal planning, since population count has become an important factor in revenue sharing programs as well as other public assistance programs.

Revision of San Francisco's Housing Element

During June 1980 the Department of City Planning began to revise the adopted housing element dated December 1975 in order to bring the element into "conformity with the requirements of Section 65302(c) of the Governmental Code and guidelines adopted pursuant thereto."

The revisions will concentrate on (1) documenting housing need, (2) providing implementation information, and (3) addressing the requirements for compliance with the housing provisions of the Coastal Act. The current schedule calls for the revisions to be completed and a draft document to be available for public review by September 1980.

HOUSING REHABILITATION

Rehabilitation Feasibility Studies

Housing strategy studies were drafted for the Inner Mission and the South of Market Neighborhoods for public review. A preliminary rehabilitation strategy has also been developed for the Chinatown Neighborhood Strategy Area.

Other Housing Rehabilitation Related Projects

The staff participated in the monitoring of the consultants' work for the North of Market Rent Survey. A draft report was reviewed by staff in June 1980 and the consultant is preparing a revised report.

Code Enforcement Recommendations for Yerba Buena Projects

In October 1979, the Board of Supervisors passed a resolution urging the Director of the Department of City Planning to consider designating two public housing projects, Yerba Buena Plaza (East and West) and Yerba Buena Annex as code enforcement areas. The staff of the Housing Section reviewed the City's Code Enforcement procedure, the current code enforcement status of the Yerba Buena projects, the cost of code enforcement in the Yerba Buena projects, the rehabilitation financing available, and the durability of code enforcement in housing projects.

The Director's findings were that there are no advantages to the concentrated code enforcement designation because no additional funds would be made available for rehabilitation so the code enforcement process would not be expedited. The Housing Authority developments are subject to the San Francisco Housing Code and the requirements are being enforced by the Bureau of Building Inspection with compliance by the Housing Authority as funds are available.

Demolition or Use Change of Residential Hotels and the Conversions of Apartments to Tourist Hotels

On November 19, 1979, the Board of Supervisors passed an emergency measure (Ord. No. 554-79) establishing a moratorium on the demolition or use change of residential hotels and the conversion of apartments to tourist hotels. The Department of City Planning was mandated by the ordinance to study the need for permanent and comprehensive controls of residential hotel and apartment conversions and to prepare legislation for the Board of Supervisors to consider.

The Department of City Planning was specifically instructed to determine the following:

- (1) The social, economic, and physical impact of such demolitions and conversions on the effected residents.
- (2) The impact of such conversions or demolitions upon the total stock of low and moderate income housing in the city, as well as the impact in the areas where hotels are concentrated.
- (3) The need for additional tourist facilities.
- (4) The need to establish a permit process for conversion from residential hotel units to tourist hotels through alternative means of regulation.
- (5) The need to limit conversions from residential hotels to tourist hotels unless replacement housing units are provided on a one-for-one basis.

At the beginning of February 1980, the Department of City Planning assigned approximately 80 percent of one staff person's time to fulfill the mandate given to the Department regarding this study. In addition to the staff person one part-time student intern and three part-time student volunteers assisted in the study, so that there has been the equivalent of one and one-half staff people working on the project full time from February 1980 to June 1980. In addition to staff working under the direction of the Department of City Planning, a Task Force was established which was comprised of community activists involved in residential hotels such as legal assistance, housing corporations, senior social service agencies, and staff of elected officials. The Task Force is an informal group to allow for exchange of ideas between those people actively involved with residential hotels and their residents, and the staff responsible for the residential hotel study and the drafting of a permanent ordinance. The Task Force met once in February and twice a month through June 1980.

The months of February and March were consumed primarily with gathering basic data on hotels in San Francisco. This data has not previously been available in a coordinated fashion. The two resources for identifying hotels are the Tax Collector and the Bureau of Building Inspection. Data has been collected for the 700 hotels which have been identified by the Tax Collector. This information was keypunched and entered into the computer at the University of California at Berkeley, Department of City and Regional Planning. A preliminary report on changes in San Francisco's hotel inventory was submitted to the Department of City Planning in June 1980.

A final report to the Board of Supervisors is scheduled for completion in September 1980. Other information which will be available in the final report include an analysis of the results of the North of Market Rent Survey and a survey of hotel residents and managers conducted by DCP. Information on previous conversions of apartment buildings to tourist hotels as well as the demand for tourist units in the City will be analyzed.

The North of Market Planning Coalition transmitted a draft of a permanent ordinance to DCP in June 1980. The Department of City Planning is drafting a permanent ordinance on hotel conversions for consideration by the Board of Supervisors.

Public Information

The Housing Section staff receives from 10 to 20 information inquiries through telephone calls and office visits each week. These inquiries include information requests about population and housing demographics, as well as, about housing financing and housing policy. There are a smaller number of written requests each year.

Publications of the Housing Section 1979-80

Housing Opportunity Sites Report, December 1979

Changes in San Francisco Housing Inventory, 1978, September 1979

A Survey of Rents in San Francisco 1977-1979

(Based on vacant units in newspaper advertisements), April 1980

Inner Mission Housing Strategy, draft

South of Market Neighborhood Improvement Plan, draft

Report on Code Enforcement Recommendations for Yerba Buena (East and West) and Yerba Buena Plaza

Chinatown Housing Strategy, draft, June 1979

International Hotel Block Development Plan, December 1979

Population and Housing in San Francisco, March 1980

Staff: 1 Planner III
1 Planner II



Pamela Maxwell

commerce and industry

In the 1979-80 program year, the Commerce and Industry Section staff realized accomplishments in the following major program areas: (a) Downtown Planning, (b) Neighborhood Commercial District Planning, (c) Waterfront Planning, (d) Industrial District Planning, and (e) Coordination and Support Services Related to Economic Development.

1. DOWNTOWN PLANNING

General recognition of the problems and impacts associated with continued high density office development in the downtown has precipitated the qualification of a "High Rise" initiative that was placed on the ballot this past November. The intent of the initiative was to reduce the rate and density of new office development. The initiative failed by a narrow margin, and supporters of the anti-high rise movement have again submitted an initiative for this coming November ballot.

The economic impact of the "High Rise" initiative is a major concern for both San Francisco and the Bay Area economy, since many thousands of existing and potential new jobs are tied to office sector growth, including support service employment, construction, and retail, among others. During the past seven years, office growth has resulted in the creation of 10,000 new jobs a year.

Recognizing the importance of the office sector to San Francisco's economy, and the significant impact the "High Rise" initiative would have on creation and expansion of future employment, the Planning Commission and the Mayor's Office directed the staff to immediately pursue the resolution of issues related to office sector growth. A local commitment of \$70,000 was made to identify and assess the full range of impacts and problems related to continued rapid and intense downtown development.

Accomplishments to date include the drafting of a detailed work program which includes land use/transportation planning, environmental impact assessment, an economic development component, and an urban design/zoning/implementation component. A clear assessment and analysis of economic impacts in terms of tax and revenues, municipal costs, support service and land use

requirements, and employment impact are crucial to overall policy formulation for the Downtown Plan and are proposed to be accomplished during the 1980-81 program year with EDA 302 assistance.

Related activities also include coordination with ABAG, the regional planning agency, regarding the regional economic impact of office sector growth on the Bay Area economy, and actions that might be taken to direct office growth to other Bay Area locations. Also, other Federal and local agencies were contacted and grant proposals prepared requesting their participation and support in this important planning effort.

Other efforts include initiation of a study for the commercial revitalization of the area bounded by 5th and 9th Streets between Market and Mission. HUD-Block Grant funds have been made available to fund this study.

2. NEIGHBORHOOD COMMERCIAL DISTRICT PLANNING

In October 1979, the staff published the Neighborhood Commercial Conservation and Development report which contained the results of a thorough land use study and analysis of nine rapidly growing neighborhood commercial districts: Sacramento, Upper Fillmore, Haight, Castro-Eureka Valley, Upper Market East and West, 24th-Noe Valley, 24th-Mission and Valencia Streets. Further growth in these areas was controlled by ordinance pending completion of a study by the Department.

Based on the study data, analysis, and numerous neighborhood meetings and other public hearings, the staff recommended for adoption interim Special Use zoning controls resembling the Union Street Special Use District model which was developed by the staff during the 1978 grant year. The City Planning Commission and the Board of Supervisors have recommended initiation of the Special Use District controls for these specific areas. Final ordinance language has been prepared and will be placed before the City Planning Commission for final action.

The Special Use District has been designed to promote orderly growth and development in areas experiencing rapid intensification of commercial activity while encouraging the preservation of small neighborhood-oriented business establishments.

The land use problems outlined in the Neighborhood Commercial Conservation and Development report underline the need to examine the adequacy of the existing zoning standards to deal with current economic conditions and trends. The staff has now begun this phase of the Neighborhood Commercial Zoning Study work program.

The study is designed to make the process of commercial expansion and development more responsive and efficient in order to create more jobs for the economically disadvantaged and the resident unemployed while preserving the livability of the affected areas.



Pamela Maxwell

The Department of City Planning has undertaken a number of improvement studies designed to identify problems and opportunities in neighborhood commercial districts such as Cortland Avenue, 24th Street (Mission District) and the Haight-Fillmore. Specific recommendations include a business development plan with technical and financial assistance for facade loan programs and a plan for physical improvements such as trees and lighting. These programs are funded through the Mayor's Office of Community Development. This sketch was made by Pamela Maxwell of the Department staff for the report on Cortland Avenue.

3. WATERFRONT PLANNING

(a) Central Waterfront

The staff completed the Central Waterfront Plan which will become a part of the City's Master Plan. The Central Waterfront Plan presents economic development policies for that particular section of San Francisco's waterfront. It will serve as a guide for private and public investment in the area and will also function as a basis for site-specific development proposals. The plan includes policies dealing with commerce, industry, maritime trade, residence, recreation and open space, and urban design. The plan itself takes the form of a series of objectives and policies for the Central Waterfront area as a whole followed by a second series for six identified sub-areas. The Central Waterfront Plan was adopted by the City Planning Commission in July.

(b) Northeastern Waterfront

The staff continued to provide input into the Northeastern Waterfront planning effort being carried out by other Department of City Planning staff. The preliminary Redevelopment Plan was drafted and it received approval from the City Planning Commission. The Redevelopment Plan calls for a new major commercial hotel, recreational and residential uses for the area. The current focus of work is on the contents of the Environmental Impact Report/Statement.

4. INDUSTRIAL DISTRICT PLANNING

(a) Industrial Land Use Survey

The staff commenced the first phase of a land use survey of San Francisco's industrial areas. This phase identified vacant sites in the City's M-1 and M-2 zones that would be appropriate for new industrial development. The next phase involves taking an inventory of all industrial parcels in San Francisco in order to obtain a data base for land use decision-making and to identify opportunity areas where public programs would be beneficial.

(b) Bayview Industrial Triangle

Pre-planning activities were completed on this project. Based on the findings of a consultant report and on Master Plan policies, a preliminary Redevelopment Plan was prepared by the Department of City Planning calling for the rehabilitation of existing uses combined with the purchase, reparcelization and resale of the vacant and extremely deteriorated properties. The staff prepared a report and recommendation concerning the Redevelopment Plan which was adopted by the City Planning Commission. Adoption of the Redevelopment Plan by the Redevelopment Commission and the Board of Supervisors was accomplished in June.

5. SUPPORT SERVICES AND COORDINATION

(a) Economic Impact Studies and Economic Analysis of Projects and Plans

A specific work task of the staff is to review Environmental Impact Reports (EIR's) of major projects and identify economic impacts, particularly as they relate to job creation and their fiscal impact on the City. Primary attention was given to major office and retail projects. In addition, the staff provided input and advice to the planning of neighborhood commercial district improvements in the low-moderate income areas of San Francisco.

(b) Economic Data Gathering and Dissemination

On an ad hoc basis, staff continues to collect pertinent economic data concerning San Francisco from a wide variety of sources, including the Convention and Visitors Bureau, Chamber of Commerce and research reports by local banks, among others.

(c) Urban Development Action Grants (UDAG)

The staff of the Department of City Planning have been providing assistance to the Mayor's Economic Development Council for the development of UDAG proposals. The staff authored the UDAG applications submitted by San Francisco. The application requires detailed information and projections regarding new job creation and tax revenues generated by the UDAG project. During the grant year, UDAG applications for Ocean Beach Park Estates (housing and commercial), Steuart Place (office and retail with contribution to the housing fund), and Youngs Company (industrial, withdrawn) were prepared.

(d) Issues Paper on Industrial and Commercial Land Use in San Francisco

As part of Commerce and Industry Section planning and research responsibilities, a paper was written which updated trends that relate economic development and employment growth and shifts to land use and zoning. Trends in key business sectors were identified for office, tourism and retail trade. The impact of economic growth in these sectors was also related to housing demand and transportation demand.

(e) Overall Economic Development Plan (OEDP)

The staff in concert with the Mayor's Economic Development Council is currently involved in the development of the OEDP through the Interdepartmental Committee for Economic Development. The staff is contacting city agencies including the Port, the Redevelopment Agency, the Office of Community Development, and Community Development corporations and coordinating their annual and long range economic development programs and proposals. Programs will be evaluated against the goals of the Commerce and Industry Element of the Master Plan and the Commerce and Industry Programs and

Strategies Report. The objective of the OEDP preparation process is to define both short and long range economic development programs and to budget resources and frame funding requests within a comprehensive and coordinated strategy for San Francisco.

Staff: 1 Planner IV
1 Planner III
2 Planner II



Pamela Maxwell

transportation

During 1979-80, three continuing federal grant programs have enabled the Department to work on completing vital transportation planning, demonstration and implementation work in the areas of comprehensive downtown transportation, transit preferential streets, and institutional transportation impacts on residential neighborhoods. The federal share of funds from the Urban Mass Transportation Administration have totaled approximately \$700,000 granted over a three-year period to the Transportation Policy Group which is responsible for their administration, for work that could not otherwise be done by existing Department staff. Four professionals and one staff support person have been hired for the duration of the grants.

The Department of City Planning contributed 2 staff members to undertake general transportation planning in areas mentioned below, and to provide local "match" funding needed for federally funded grant programs.

Center City Circulation Program

The Center City Circulation Program is a two-year federally funded grant to develop and implement a coordinated system of transportation improvements within downtown San Francisco. The primary goal of the project is to improve personal mobility for those who work, live and shop in San Francisco's growing downtown. A Preliminary Improvement Program was prepared in December 1979, which identified 104 low-cost projects to be implemented within the next five years derived from recommendations of previous and ongoing studies relating to downtown circulation. A pedestrian and urban goods movement study was conducted to explore potential improvements for problem and opportunity streets regarding pedestrian circulation and goods delivery. Five-year implementation programs were developed for both pedestrian improvement and truck delivery improvement projects. Pedestrian improvement projects are primarily construction related, while truck delivery and parking improvement projects are primarily administrative and managerial.

Implementation of the projects listed in the Preliminary Improvement Program has begun and will be continued throughout the course of the program. Recommendations for pedestrian improvements will be presented to effected merchants and property owners, as well as to the general public. Detailed design drawings, cost estimates, and transportation impact analysis will then be prepared for projects which receive extensive support. Two grant-funded projects -- Civic Center TSM Program and Pedestrian Safety Program -- resulted from the program as part of the implementation effort, and are explained below.

Funding for the Center City Circulation Program, in the amount of \$300,000 from December 1979 through November 1980, is provided from the Urban Mass Transportation Administration through the Metropolitan Transportation Commission.

Two additional grant-funded programs - the Civic Center Transportation System Management Program, and the Pedestrian Safety Program - have evolved as implementation efforts of the Center City Circulation Program, and are administered under that grant. Both programs are described below.

Pedestrian Safety Program

In order to carry out one aspect of the Center City Circulation Program, the City was awarded a \$375,000 grant from the Federal Highway Administration to undertake a Pedestrian Safety Program. This program involves examination, in detail, of pedestrian accident locations and potential accident locations in six corridors identified by the Center City Circulation Program; development of alternative improvements; and implementation of one or more improvements (within the budgeted grant funds). A consultant has been hired with responsibility for the first and major part of the program, in coordination with the Department of Public Works.

Civic Center Transportation Systems Management (TSM) Program

In order to better manage commuter traffic in the Civic Center area, Department staff, in conjunction with Caltrans, surveyed the 15,000 City, State and Federal employees in the area. Following completion and analysis of that survey, staff prepared a TSM plan for the area. An early finding of that TSM plan was that funding should be sought to implement the various recommendations of the plan. Consequently, a \$25,000 grant was sought and received from the State Energy Commission. Staff work to date has involved developing a detailed work scope for the grant, hiring a consultant, and coordinating production of a Civic Center Transit Map Guide. The purpose of the TSM plan is to promote ride-sharing and other alternative modes as a means of access to work for governmental employees located in the Civic Center area, and to serve as a model for other large employees within the City.

Joint Institutional Transportation Systems Management Program

The Joint Institutional TSM Program, involving 14 major universities, hospitals and a major employer located outside of downtown, is designed to reduce single-occupant auto commute trips and parking in residential and neighborhood areas. The program encourages shifts to ride sharing, transit, shuttles, cycling and walking where feasible; the ultimate goal is to reduce the present 13,000 drivers to these institutions to 9,000.

TSM programs were developed for each of the participating institutions, and each has named a Transportation Broker to implement these programs. A training class was developed and held for the brokers (similar classes are now being held throughout the Bay Area by MTC), and implementation assistance is being provided by a consultant. The Brokers Association meets monthly to discuss common problems.

The final phase of this program, which is supported by a \$157,000 UMTA grant, will be an evaluation of the program, to be conducted in the Fall of 1980.

Transit Preferential Streets Program

A two year UMTA Section 6 demonstration grant provides 100% federal funding to support a full-time coordinator and several specific programs. The three principal projects are:

1. A "before" and "after" demonstration, to measure the effectiveness of improved lane marking and signing to create a "self-enforcing" transit lane, is being conducted on portions of Sutter, Post, and Mission Streets.
2. A study of non-traditional enforcement techniques has been completed.
3. Design of all-day transit lanes for the narrow downtown segments of Sutter, Post, Geary and O'Farrell is nearing completion.

In addition, a proposal for the closure of Market Street to automobiles was prepared and approved by the Public Utilities Commission and the Planning Commission. This study is being postponed for a period to permit the full effect of MUNI-Metro on Market Street to be established. Proposals for transit lanes on Stockton Street and Third Street are near completion. Other proposals were developed for transit preferential treatments for Van Ness Avenue and Mission Street. The \$213,498 federal grant will support this program until the spring of 1981.

Interstate Transfer: Concept Plan for the Embarcadero Area

A major work effort of the Transportation Section over the last year involved implementation of Northeastern Waterfront transportation policies pertaining to removal of the elevated

Embarcadero Freeway, and related improvements within the Embarcadero Area. As such, work involved preparation of Board of Supervisors legislation; a request for withdrawal of Interstate funds and transfer to substitute projects; and a Concept Plan for substitute projects. All work has been coordinated through Caltrans and the Metropolitan Transportation Commission (MTC). Necessary documents are to be submitted through the Governor to the U.S. Secretary of Transportation in September 1980 for approval. Next steps include preparation of a detailed environmental analysis of the Concept Plan, public hearings, and engineering work. Reconstruction of the Embarcadero, including removal of the Freeway and new rail transit, is projected to begin in 1983-84.

Transbay Terminal

The Department staff continued its participation in the ongoing study of redevelopment options for the existing Transbay Terminal. A major effort was expended in an unsuccessful attempt to accommodate Greyhound Lines in the terminal project. The staff also assisted in formulating City policy regarding physical design elements and the financing package.

Peripheral Parking

Responding to the need to identify long-term parking sites within the Center City area as called for in the Master Plan, transportation staff prepared a document outlining the potential for peripheral parking in South-of-Market locations.

Upper Market

The staff continued its effort to implement reconstruction of Upper Market into a two-lane, two-way landscaped roadway. Work involved coordination of all necessary environmental analysis for the project. Construction on this project is expected to occur in early 1981.

Major Projects, Environmental Review, and City Planning Commission Cases

The Transportation Section staff continued to provide technical and policy analysis for transportation-related aspects of Environmental Evaluation and Environmental Impact Reports. The staff also participated in review of major public and private development proposals and helped to formulate recommendations on City Planning Commission cases. Closely related to major project and environmental review, neighborhood transportation issues claimed significant Department time and involvement.

Liaison

The Transportation Section staff continued to work with other government agencies and interagency committees on issues of concern to the Department. The staff participated in ISCOTT*, the FAU** Review Committee, the Embarcadero Task Force, the Transit Preferential Streets Committee, the SFO Airport Ground Access Committee, the Project Steering Committee of the Center City Circulation Program, and the Urban Consortium; and continued its support of the Transportation Policy Group. Liaison was maintained with MTC, Caltrans, BART, the San Francisco Bay Area Transportation Terminal Authority, and all major transit operators in the region. Continuing input was provided to the Board of Supervisors on transportation-related issues.

Staff

- 1 Transit Planner III - Section Head (Muni State TDA)
- 1 Planner III (Ad Valorem)
- 1 Transit Planner IV - Transit Preferential Streets Coordinator (UMTA Sec. 6)
- 1 Staff Assistant VI - Center City Circulation Program (UMTA, Sec. 8)
- 1 Planner III - Transportation
- 1 Transit Planner II - Center City Circulation Program (UMTA, Sec. 8)

* Interdepartmental Staff Committee on Traffic and Transportation.
** "Federal Aid, Urban" deals with funding for streets.

northeastern waterfront

Planning for the Northeastern Waterfront continued as a joint effort with the Port Authority and the Redevelopment Agency in offices provided by the Port in the Ferry Building. Providing overall project coordination was a project management team from the three agencies. Assisting the staff was the broadly based Northeastern Waterfront Citizens Advisory Committee (NEWAC) and a multi-disciplined planning consultant team.

Highlights of the year's work included a Technical Report and a widely-distributed Summary Report. These reports contain the conclusions of the Citizens Advisory Committee, Development Guidelines and Standards, a Preliminary Development Program, an Illustrative Site Plan, and an Action Plan. They describe the location, type, and amount of proposed uses on the waterfront, provide estimates of public costs, private investments, revenues, new permanent jobs and how the proposals should be carried out.

Based upon these survey reports, four major documents were prepared for official action: (1) amendments to the Plan for the Northeastern Waterfront; (2) a BCDC required Total Design Plan for Piers 7 through 24; (3) an Administrative Amendment to the EIR for these plans; and (4) a Preliminary Redevelopment Plan for portions of the Northeastern Waterfront Survey Area.

Following its approval of the amendments to the Plan for the Northeastern Waterfront, on January 31, 1980, the City Planning Commission selected Rincon Point and South Beach as sub-areas of a redevelopment project area and approved a Preliminary Redevelopment Plan. The proposals in this plan call for the following major improvements:

- (a) Rincon Point: The historic restoration and adaptive reuse of the Rincon Annex with new housing on the southern portion of the block; the rerouting of the Embarcadero roadway inland along Steuart Street between Howard and Harrison Streets with a major open space along the water's edge and a hotel complex on the west side of Steuart Street.

- (b) South Beach: In this area south of the Bay Bridge, the development of a new residential neighborhood of mixed-income housing, the restoration and reuse of historic structures, a waterfront park, and a full-service small boat harbor.

The official redevelopment plan and related documents are now being prepared by the Redevelopment Agency with appropriate review by the City Planning Department.

Also on January 31, 1980, the City Planning Commission approved the Total Design Plan for the Ferry Building Area (Piers 7 through 24). This Plan was approved earlier on January 8 by the Port Commission and has been approved subsequently by the Bay Conservation and Development Commission on June 5. It now becomes part of the BCDC San Francisco Bay Plan.

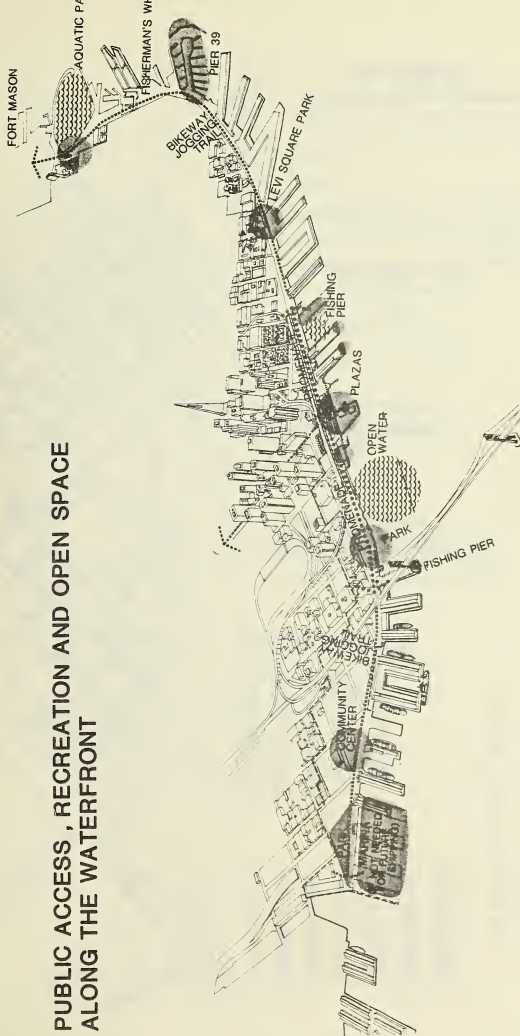
Additional recommendations included in the Amendments to the Northeastern Waterfront Master Plan adopted by the City Planning Commission are part of an overall waterfront revitalization strategy that envisions continuing break-bulk shipping and ship repair in the Northeastern Waterfront and building new mechanized port facilities in the Central and Southern Waterfronts. In the Northeastern Waterfront, on lands no longer needed for shipping, major uses will be open space and water-oriented recreation. Barriers which deter public access to the water's edge, including the Embarcadero Freeway, and parking under it and on open piers, will be removed. The Embarcadero roadway will become a waterfront boulevard incorporating an historic rail transit line running from Fishermen's Wharf to the S.P. Depot and connecting to numerous transit lines including the extension of the California Street cable car line to the Ferry Building.

In contrast to previous proposals for extensive fill and development near the Ferry Building, open water is planned to ensure the physical prominence of the redeveloped Ferry Building. Restored historic ships will be moored at nearby piers which will be rehabilitated for use as offices, community facilities, and public access. Pleasure boats will tie up to buoys. The Port is constructing a promenade along the water's edge south of the Ferry Building to Pier 24 which is proposed to continue north to Pier 7.

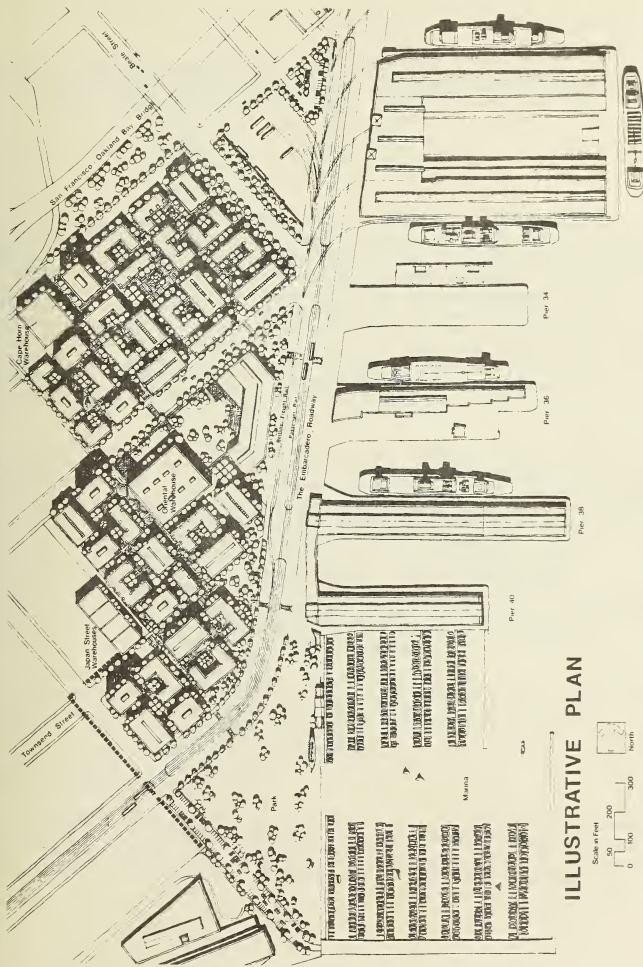
South of the Bay Bridge, Piers 26-38 will continue in cargo handling and ship repair activities. Piers 42, 44 and 46A will be removed and Pier 40 will be used for the small boat harbor. Inland of this area and focusing on the historic Oriental Warehouse will be the new residential neighborhood designed to be a mixed income high density in-town community.

Staff: 1 Planning Coordinator, .5 year

**PUBLIC ACCESS, RECREATION AND OPEN SPACE
ALONG THE WATERFRONT**







SOUTH BEACH RESIDENTIAL NEIGHBORHOOD

neighborhood planning

During fiscal year 1979-80, the efforts of the Neighborhood Planning Section focused on: comprehensive neighborhood planning, program development and the implementation of improvement programs. Neighborhood planning is working with neighborhoods in identifying their needs, problems and opportunities for improvement, and developing implementation plans and strategies for achieving neighborhood goals. Program development is the formation of action programs that are designed for citywide application and focus on improving the quality of community life. Implementation of improvement programs is the interdepartmental coordination and community involvement necessary to accomplish neighborhood improvements.

An objective of the Department is to develop neighborhood plans in areas designed by the Office of Community Development as neighborhood strategy areas and/or Neighborhood Improvement Areas. Priority for CD funds is directed toward these Neighborhood Strategy Areas (NSA): Upper Ashbury, North of Market, Western Addition, Bayview-Hunters Point, Inner Mission, and Chinatown. Other community development activities are in these Neighborhood Improvement Areas (NIP): Potrero Hill, Oceanview-Merced Heights-Ingleside (OMI), South of Market, Bernal Heights, Visitacion Valley, and Hayes Valley. Plans have been completed in past years for South Bayshore, Bernal Heights, Chinatown, the Mission, Haight-Ashbury, Potrero Hill, and Chinatown.

The process for developing neighborhood plans is as important as the plans themselves. Plan development brings together many organizations and interested groups, and it generated broad community understanding and cooperation identifying actions and priorities for neighborhood improvement.

Specific Neighborhood Plans

The neighborhood plans are an assessment of improvement goals achievable within a three-to five-year time span. Recently, efforts have focused on specific programs and proposals that can receive almost immediate funding. Comprehensive improvement plans were

completed for the South of Market, and Visitacion Valley. Public Improvement Plans were developed for Hayes Valley, Bayview North and North of Market. Before the fiscal year ends, the staff expects to complete a public improvement plan for Chinatown as well. At present, housing programs are being developed for the Inner Mission, South of Market, and Bernal Heights. Commercial revitalization efforts were developed for Cortland and Leland Avenues. Other commercial revitalization efforts to be completed include the Haight-Fillmore and 24th Street. Finally, the Neighborhood Planning staff completed special projects as assigned by the Director of Planning. These efforts included the Northeastern Waterfront, and the Market Street Commercial Study (5th-9th Street).

Program Development (Annual Program for Community Development)

The Department provides direct services on a work order basis to the Mayor's Office of Community Development. Neighborhood Planning Section activities included liaison and outreach services, technical assistance to citizen groups wishing to submit proposals for CD funding and direct participation in the development of the Annual Community Development Program.

Implementation of Improvement Program

In order to insure that neighborhood improvement programs proceed in accordance with community wishes and on schedule, the Department provides initial input to the programming of public improvements, monitors progress and facilitates communication between the community and government. As a result of Community Development funding, the Department has lead responsibility for the implementation of CD programs for both housing and neighborhood improvement in the designated NSA and NIP areas.

The Community Development program document indicates the four general activities where the Department efforts were concentrated: conservation of existing housing by rehabilitation program development of new housing; beautification projects; renovation of public and quasi-public facilities; and increased economic development opportunity for community residents.

Program Approach and Staffing

In order to meet the foregoing responsibilities, the Neighborhood Planning staff has been organized by function and individual expertise. There are four teams organized within the section: (1) Housing, (2) Public Improvements, (3) Neighborhood Commercial Development, and (4) Special Projects. The Assistant Director and the Section Head are responsible for coordination of neighborhood planning, programming and implementation.

Staff: 2 Planner IV
 4 Planning Coordinators
 3 Planner II
 1 Planner I
 2 Planning Interns

Publications of the Neighborhood Planning Section

Visitacion Valley Improvement Plan

Drafts for public review: Bayview Public Improvement Plan,
Hayes Valley Public Improvement Plan and Chinatown Public
Improvement Plan

Haight-Fillmore Commercial Study

Visitacion Valley Commercial Study

Mission Housing Target Area I Staff Paper

Cortland Avenue Consultant Study



Pamela Maxwell

capital improvements

The annual six-year Capital Improvement Program Report is prepared in close coordination with other City departments and agencies by the Department of City Planning as required by the Charter. It accomplishes two broad purposes: 1) all projects are reviewed for conformity or non-conformity with provisions of the Comprehensive Plan; and 2) all projects are assigned a general priority rating to guide the Capital Improvement Advisory Committee, the Mayor and the Board of Supervisors in the further review of various capital projects. The six-year program for 1980-81 through 1985-86 included 373 projects from 36 departments which totalled \$989,193,100.

Additionally, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during the further review and consideration of the Capital Improvement Program.

Staff: One Planner IV

Output for Capital Improvement Section 1980-81

Department of City Planning's Six-Year Capital Improvement Program Report for 1980-81 through 1985-86 - January 20, 1980

Capital Improvement Advisory Committee's Six-Year Capital Improvement Program Report for 1980-81 through 1985-86 - June 15, 1980

recreation and open space

In July 1980, the City Planning Commission and the Recreation and Park Commission, meeting jointly, approved the sixth annual program for allocating revenue of the Open Space Acquisition and Park Renovation fund. The program allocated \$4.2 million, the bulk of which is designated for planning and development of sites which have been acquired through the program. No new acquisitions were included. Approximately one quarter (\$952,500) of the program is devoted to renovating existing parks. One new aspect of the program is designation of funds for maintenance and operation; \$750,000 was set aside for this purpose.

The development of the program has been the responsibility of the Open Space/Park Renovation Citizens Advisory Committee. The Committee held numerous meetings, including a series of public hearings to elicit proposals from community groups. Staff from the Department of City Planning attended these meetings and assisted the Committee in establishing priorities.

One Planner IV (ad valorem) was assigned to work part-time (10%) on the Recreation and Open Space Program. As a result of Proposition 13, commitment of staff time to this function has been cancelled.

information systems

In 1979-80, the principal areas of work for the Information Systems section have been in four areas:

1. Development of an Interdepartmental property information system;
2. Automation of permit processing;
3. Local Review preparation for the 1980 Census;
4. Support for administrative systems.

1. Interdepartmental Property Information Systems

The work commenced in the previous year continued. The section staff worked closely with other agencies and with the development staff in the City's Electronic Data Processing facility to make a database management system (Integrated Database Management System or IDMS for short) operational. Early in 1980, the pilot system was made to work, and it is currently being used in the local review process to be described below. The role of the Department's staff was one of coordination and integration between departments included in the new system, as well as offering advice to the data processing staff on aspects of the development. The system currently includes the files of the Assessor and Department of Public Works, Property Conservation Division and will soon be extended to other participants in the Ad Hoc committee organized by the Department of City Planning. These include the Tax Collector, Public Utilities Commission, Department of Public Works, and Fire Department. The Department's efforts are described in an article which appeared in the May 1980 issue of San Francisco Business, by Richard Morten. The same article also notes progress in the automation of permit tracking, described below.

2. Automation of Permit Processing

In early 1979, the processing of permits for new construction and remodeling had reached critical proportions. A joint committee, attended by this department sought means to relieve the pressure. One such means was the development of an

automated permit tracking system, a system which would at least locate the permit in the processing cycle and identify sources of delay. Work on the system commenced as an interagency venture. The Information Systems section staff played an active role in the exploration of alternatives. Throughout 1979-80 three alternatives were studied. One called for an elaborate centralized system. This alternative proved too costly and cumbersome to be pursued. The other extreme, a "stand-alone" microprocessor in the Bureau of Building Inspection was studied, but rejected because of its relative incompatibility with existing systems and the possibility that the Department of City Planning, an important element in the permit process, might be left out of the system.

Early in 1980, the Information Systems section staff was asked to test a new product called MANTIS by the Director of Electronic Data Processing. This product enables users with relatively little technical sophistication to design "screens", programs, and files on a computer terminal. Using the permit tracking system for an experiment, the section's staff designed a primitive model of a tracking system. On the basis of this test and the developing database system mentioned above, a decision was made by the Bureau of Building Inspection to go along with an in-house development of the permit tracking system using facilities offered by the City's EDP Department. The Department of City Planning will be able to make use of this facility when they receive equipment requested for 1980-81. Development of the system will be done by Information System section staff with technical assistance from EDP.

3. Local Review Preparation for the 1980 Census

The staff of the section has acted as liaison with the Bureau of Census for the last decade. However, during the Census year, activity increased in intensity as the time approached to take and to review the Census effort. This year, for the first time, local city officials, represented by the Mayor's Office, were asked to participate actively in the review of preliminary figures. The City was asked to examine the local figures as they received them and to make recommendations about areas in which undercounting of population is suspected. The staff of the section designed a program for local review making use of data processing facilities to produce special reports enabling checks on Bureau of Census field work. In addition, the staff designed the general approach to local review, provided advice for the Mayor's Complete Count Committee, assembled materials and directed an augmented staff in carrying out the program. The regular staff supervised 2 CETA supervisors and 2 full time CETA employees as well as 10 summer youth program participants. As the fiscal year ended, the section staff were almost completely committed to the local review process and will probably remain so until the program is completed sometime in September 1980.

4. Support for Administration Systems

Of necessity, the ambitious program for the automation of administrative systems has slowed down, giving way to the more urgent priorities of the programs described above. However, several new programs were developed for the Department's computing system and existing programs were maintained, including those serving the housing information functions.

Staff: 1 Planner IV
1 CETA Assistant



Pamela Maxwell

implementation



zoning

The Comprehensive Plan is implemented largely through the enforcement of the City Planning Code, the zoning ordinance of San Francisco. Zoning is defined as the partitioning of a city by ordinance into sections or zoning districts reserved for different purposes, primarily residential, commercial or industrial. In addition to establishing zoning districts for the use of property, the Planning Code, and the Zoning Map accompanying it, provide standards for the height and mass of buildings, yards and open spaces, off-street parking requirements, sign requirements, landmark preservation, and the procedures for amending and appealing actions by the Department of City Planning and the City Planning Commission on these matters.

Under the Charter, the Zoning Administrator has the responsibility for implementation action and enforcement of the City Planning Code. The functions described in this chapter are part of that responsibility:

Zoning Information Service

The Department maintains an information counter which people can visit or call from 8 a.m. to 12 and 1 p.m. to 5 p.m. five days a week to find out how zoning regulations affect property. Since this counter is the first point of contact for most people who have business in the Department, it also serves a very important public relations function for the city.

Approximately 15,000 telephone calls and 8,500 office visits are handled annually by the receptionists and planners assigned to duty at the counter. In addition to verbal inquiries, the Zoning division answers about 500 written inquiries each year.

The amount of ad valorem staff time assigned to answer inquiries was equivalent to two person years.

ZONING STUDIES

The Zoning Administrator is charged with the preparation of studies of the effectiveness of the provisions of the City Planning Code and makes recommendations to the Planning Commission and Board of Supervisors of appropriate amendments to the zoning maps and text of the Code. During this fiscal year the Commission acted upon the following 12 Planning Code amendments and reclassifications:

1. The Commission approved changes in the fee schedule for applications for reclassifications (rezonings), conditional uses, variance, setbacks, and fees were raised in order to more realistically cover actual costs to the city for processing applications, most of which require public hearings and mailed and published notice. The Board enacted the changes. However, continued budget constraints will probably require additional fee adjustments during fiscal year 1980-81.
2. The Commission considered and rejected an amendment concerning Non-Conforming Uses in residential zoning districts that would have allowed such uses to remain open until 2 a.m. Existing standards require that hours of operation be limited to between 6 a.m. and 10 p.m., unless a conditional use is authorized for a longer period of operation pursuant to a public hearing.
3. The temporary permit procedure for outdoor sale of Christmas trees was broadened to include any agricultural product used for seasonal decoration including pumpkins. The Board enacted the change.
4. In order to protect views of residences the Commission approved changes in the standards for broadcasting antennae which will require many more of such applications to be reviewed at public hearings as conditional uses. The Board enacted the changes.
5. To protect from inappropriate development the site of the former Sutro Baths the Commission recommended approval by the Board of Supervisors of a special use district with special height control. However, the property has been purchased by the federal government for inclusion in the Golden Gate National Recreation Area and the property is no longer under local land use controls. No Board action was taken.
6. The Commission approved special use district controls on the portion of Dolores Heights zoned for one-family house use, which will serve to keep new development and alterations of existing buildings in scale and character within the existing neighborhood. The Board enacted the new district.

7. The Commission approved for a one-year period an amendment to the downtown development standards that will remove floor area bonuses except for residential and hotel buildings until new downtown controls, appropriate to contemporary needs, are enacted. The staff will continue to study the downtown area and will recommend new standards within the next year. The Board enacted the interim controls. Certain building projects already under consideration by the Department of City Planning were exempted from this amendment, but will be the subject of special review by the City Planning Commission after July 7.
8. Neighborhood Commercial Special Use Districts were initiated and approved for ten commercial streets after a Commercial Zoning Study, a series of public hearings, and the publication of a Neighborhood Commercial Conservation and Development Report. The Union Street district was enacted by the Board; the other districts will be before the Board during the late summer of 1980.
9. The Commission initiated both a special use district and a reclassification from C-2 and C-M to an RC (Residential Commercial) district for the Hayes Valley-Civic Center area in order to slow down the conversion of low and moderate income housing stock into commercial space. Hearings before the Commission will be scheduled during the coming year.
10. Two portions of the package of revisions to the Residential Development Standards approved by the Commission in June of 1979 and sent on to the Board of Supervisors were enacted by the Board.
 - (a) The Non-Conforming Use provisions were amended to allow for consideration as conditional uses any non-conforming use in a residential zoning district; existing controls didn't allow such consideration for certain automobile-related and industrial uses.
 - (b) The landmark preservation provisions were amended to allow for conditional use consideration as commercial uses in residential districts on landmark sites only applications where such commercial use would be the only feasible method of retaining a landmark, and such application could only be accepted after a 180-day waiting period following designation as a landmark by the Board of Supervisors. These provisions are to allow for appropriate commercial conversions in residential districts.

Five additional parts of this package of amendments still await Board action.

It is expected that the enactment of the several special use districts above to allow for the most appropriate development in the

commercially zoned areas of San Francisco will encourage concerned neighborhood groups to request additional special zoning districts during the coming fiscal year.

Variances

The Zoning Administrator conducts public hearings, after due notice, on requests for variances from the strict application of certain quantitative standards in the City Planning Code, such as regulations governing building intensity and off-street parking. Regulations governing permissible uses, however, are not proper subject of a variance application.

During the reporting period, fiscal year 1979-80, the Zoning Administrator issued 105 decision letters, as against 99 in 1978-79, and ten applications were withdrawn. See Appendix V for a detailed statistical analysis of the subject matter and disposition of variance applications during the reporting period.

The increase in the number of pending applications from 32 on July 1, 1979 to 58 on June 30, 1980 resulted from the still greater increase in the number of applications filed, 141 filed in 1979-80 as against a workload of 107 new applications in the previous fiscal year.

Staff: 1 year Planner III
.5 year Planner III
.25 year Planner IV

Board of Permit Appeals

The Zoning Administrator's decisions and determinations, as well as the City Planning Commission's decisions exercising the power of discretionary review over building permit applications, may be appealed to the Board of Permit Appeals for consideration at a scheduled public hearing. See Appendix VI for analysis of the subject matter and disposition of such appeals during the reporting period.

The number of appeals in which this department took an official position decreased from a total of 113 in fiscal year 1978-79 to 89 in the reporting period that ended on June 30, 1980, reflecting a marked decrease in the category of discretionary review appeals. In each of those two successive fiscal years the Board voted to sustain the departmental position in approximately fifty percent of the appellate decisions.

Written preparation and oral presentation of those positions for the record in appellate proceedings pre-empt considerable staff attention and effort under tight deadlines. Adverse decisions may generate a documented request for rehearing. The written analysis and submission of questionable adverse decisions to the City Attorney for his opinion of their legal sufficiency and for possible judicial review was an additional costly step in the appellate process during the reporting period. Unfortunately the loss of



GREAT HIGHWAY REDESIGN NORTH OF LINCOLN

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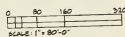
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FOLDOUT

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NORTH OF LINCOLN



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DATE: 1.5.80

commercially zoned areas of San Francisco will encourage concerned neighborhood groups to request additional special zoning districts during the coming fiscal year.

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APPENDIX

APPENDIX I
1979-1980 ANNUAL REPORT
STATISTICAL SUMMARY

| | <u>1979-80</u> | <u>1978-79</u> | <u>1977-78</u> |
|---|----------------|----------------|----------------|
| CITY PLANNING COMMISSION CASES | | | |
| Regular and Special Meetings | 55 | 58 | 71 |
| Total number of resolutions acted upon | 312 | | |
| Planning Code Cases | | | |
| Zone Changes | 43 | 57 | 16 |
| Conditional Uses | 277 | 81 | 52 |
| Discretionary Reviews in Lieu of Conditional Use | 6 | 9 | 18 |
| Setbacks | 3 | 1 | 3 |
| Text Amendments | 18 | 6 | 4 |
| Discretionary Reviews | 33 | 35 | 61 |
| Master Plan Referrals (Subdivisions) | 92 | 88 | 71 |
| Public Property Referrals | 0 | 65 | 45 |
| PLANNING CODE ADMINISTRATION | | | |
| Variance Applications Filed | 141 | 107 | 102 |
| Building Applications | 2,643 | 2,893 | 3,585 |
| Sign Applications | 696 | 727 | 758 |
| Miscellaneous Permits | 2,015 | 1,567 | 1,684 |
| Enforcement Cases | 1,475 | 1,377 | 1,187 |
| ENVIRONMENTAL REVIEW | | | |
| Initial Evaluations | 472 | 433 | 545 |
| Categorical Exemptions Issued | 169 | - | - |
| General Rule Exclusions | 89 | 75 | - |

(APPENDIX I Continued)

| | <u>1979-80</u> | <u>1978-79</u> | <u>1977-78</u> |
|--|----------------|----------------|----------------|
| Negative Declarations Issued | 125 | 168 | 333 |
| Environmental Impact Reports and/or Statements Certified as Complete | 10 | 9 | 6 |
| LANDMARKS BOARD CASES | 8 | 30 | 12 |

APPENDIX II

1979-1980 ANNUAL REPORT

ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

| Pending at Beginning of Period | Applications Filed (1) | Granted (2) | Denied | Withdrawn (3) | Pending at End of Period |
|--------------------------------|------------------------|-------------|--------|---------------|--------------------------|
| 32 | 141 | 89 | 16 | 10 | 58 |

(1) A single application may request a variance from more than one quantitative standard in the City Planning Code. As illustrated in the table below, a total of 144 variances were included in the 105 applications which were granted or denied in the base period, fiscal year 1979-80.

(2) Certain variances were granted for a lesser deviation from the Planning Code standard than the applicant had requested, and the Zoning Administrator attached conditions to his approval of several applications.

(3) The applicant might abandon his proposal for new construction or alternations to a building, or he might bring the proposal into compliance. Alternatively, changes in the Zoning Map or the text of said Code might make the application moot.

| | Variances Sought and Decided | Granted | Denied |
|---------------------|------------------------------|---------|--------|
| Rear Yards | 56 | 47 | 9 |
| Off-Street Parking | 24 | 22 | 2 |
| Front Setbacks | 14 | 8 | 6 |
| Lot Area (minimum) | 13 | 12 | 1 |
| Lot Area (density) | 9 | 7 | 2 |
| Lot Width (minimum) | 8 | 7 | 1 |
| Useable Open Space | 7 | 7 | 0 |
| Side Yards | 6 | 5 | 1 |
| Height Limits | 5 | 3 | 2 |
| Access Way | 1 | 1 | 0 |
| Street Trees | 1 | 0 | 1 |

APPENDIX III

1979-1980 ANNUAL REPORT

SUMMARY OF ACTIONS BY THE BOARD OF PERMIT APPEALS

| | Pending at begin- ning of Period | Filed | Over- ruled | Sus- tained | With- drawn | Pending at End of Period |
|--|---|-------|----------------|----------------|----------------|--------------------------------|
| Appeals/Protests from Administrative Decision on Permit Application under City Planning Code | 2 | 66 | 34 | 30 | 3 | 1 |
| Appeals/Protests from Variance Decision of the Zoning Administrator | 1 | 13 | 5 | 6 | 1 | 2 |
| Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission | 0 | 3 | 0 | 3 | 0 | 0 |
| Appeals/Protests from an Order, Requirements, Decision or Determination by the Zoning Administra- tor other than a Permit or a Variance | 1 | 7 | 3 | 3 | 2 | 0 |
| TOTALS | 4 | 89 | 42 | 42 | 6 | 3 |

APPENDIX IV
1979-1980 ANNUAL REPORT
ENFORCEMENT CASES

| | <u>OPENED</u> | <u>CLOSED</u> | <u>REFERRED TO THE CITY ATTORNEY</u> |
|-------------|---------------|---------------|--|
| <u>1979</u> | | | |
| July | 5 | | |
| August | 6 | 2 | |
| Sept. | 8 | 4 | |
| October | 8 | 2 | |
| Nov. | 7 | | |
| Dec. | 9 | 2 | 1 |
| Total | 43 | 10 | 1 |
| <u>1980</u> | | | |
| Jan. | 7 | | |
| Feb. | 8 | | |
| March | 7 | 2 | |
| April | 25 | 1 | |
| May | 6 | | |
| June | 2 | 3 | 1 |
| Total | 55 | 6 | 1 |
| F.Y. | | | |
| Total | 98 | 16 | 2 |

APPENDIX V

1979-1980 ANNUAL REPORT

PERMIT PROCESSING

SUMMARY OF PERMITS PROCESSED

| <u>Permit Type</u> | <u>Approved</u> | <u>Disapproved</u> | <u>Cancellations</u> |
|---------------------------------|-----------------|--------------------|----------------------|
| #1 New Building | 59 | 1 | 4 |
| #2 New Building (wood frame) | 428 | 20 | 57 |
| #3 Alterations | 1,947 | 47 | 41 |
| #3L Legalizations | 35 | 3 | 0 |
| #4 Signs | 688 | 6 | 1 |
| #5 Grading | 19 | 0 | 0 |
| #6 Demolition | 165 | 0 | 0 |
| #7 Painted Wall Signs | 1 | 0 | 0 |
| #8 Miscellaneous (see below) | 1994 | 31 | 0 |

Total Reviewed: 5,537

SUMMARY OF MISCELLANEOUS PERMITS

| <u>Permit Type</u> | <u>Approved</u> | <u>Disapproved</u> |
|---------------------------------------|-----------------|--------------------|
| Police | 325 | 15 |
| Fire | 190 | 3 |
| Public Health | 612 | 8 |
| Social Services | 17 | 1 |
| Parcel Maps and Parcel Map Waivers | 249 | 2 |
| Alcoholic Beverage Control | 601 | 2 |

APPENDIX VI

1979-1980 ANNUAL REPORT

COMMISSION CASES

APPLICATION FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

| | TOTAL | Map Amend- ment | Condi- tional Use | Text Amend- ment | Setback Change | Discre- tionary Re- view in lieu of Cond. Use |
|--|------------------|-----------------------|-------------------------|------------------------|-------------------|--|
| Action by Planning Commission | | | | | | |
| Applications filed for hearing during period ¹ | 347 | 43 | 277 | 18 | 3 | 6 |
| Applications pending at beginning of period | 84 | 39 | 38 | 5 | 1 | 1 |
| Approved | 103 | 16 | 76 | 7 | 1 | 3 |
| Approved in part; remainder denied or withdrawn | 0 | 0 | 0 | 0 | 0 | 0 |
| Disapproved | 35 | 15 | 15 | 2 | 1 | 2 |
| Withdrawn, or no action by Commission required | 15 | 1 | 13 | 1 | 0 | 0 |
| Pending at end of period | 278 ² | 50 | 211 ² | 13 | 2 | 2 |
| Action by Board of Supervisors on Approved Applications³ | | | | | | |
| Approved ⁴ | 23 | 16 | NA | 6 | 1 | NA |
| Failed of Approval | 0 | 0 | NA | 0 | 0 | NA |
| Pending at end of period | 1 | * | NA | 1 | 0 | NA |
| Applications Appealed to Board of Supervisors⁵ | | | | | | |
| Planning Commission Action sustained | 1 | 0 | 1 | 0 | 0 | NA |
| Planning Commission Action overruled | 1 | 0 | 1 | 0 | 0 | NA |
| Pending at the end of period | 2 | 1 | 1 | 0 | 0 | NA |

¹ Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission (3) or referred to it by Board of Supervisors (35).

² Included are 166 non recurring type cases resulting from the May 2, 1980 termination date for non-conforming uses.

³ Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

⁴ Each application approved by the Board was also approved and signed by the Mayor.

⁵ Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes. Appeals of Discretionary Review in lieu of Conditional Use are to the Board of Permit Appeals.

* Nine cases initiated by the Board of Supervisors, disapproved by the City Planning Commission are before the Board awaiting their final action.

APPENDIX VIA
1979-1980 ANNUAL REPORT

COMMISSION CASES

DISCRETIONARY REVIEW CASES

| | <u>1979-80</u> | <u>1978-79</u> | <u>1977-78</u> |
|---------------------|----------------|----------------|----------------|
| Filed | 33 | 35 | 61 |
| Approved | 17 | 14 | 16 |
| Disapproved | 1 | 9 | 5 |
| Denied D.R. Request | 4 | 1 | 6 |
| Withdrawn | 3 | 6 | 10 |
| Pending | 8 | | |

APPENDIX VII
1979-1980 ANNUAL REPORT
MASTER PLAN REFERRALS

| | <u>Overall</u> | <u>Public Property Referrals</u> | <u>Land Subdivisions</u> | <u>Condominium Subdivisions</u> | <u>Condominium Conversion Subdivisions</u> |
|--|-----------------------------|--|------------------------------|-------------------------------------|--|
| Pending at Beginning of period | 54 | 37 | 3 | 9 | 5 |
| Filed 1979-80 | 134 | 45 | 2 | 36 | 51 |
| Commission Action in conformity does not affect not in conformity | 64 (50) * (2) (12) | 30 (20) (2) (8) | 2 (2) | 1 (1) | 31 (27) (4) |
| Administrative Action does not affect withdrawn | 72 (56) (16) | 30 (20) (10) | 1 (1) | 36 (36) | 5 (5) |
| Pending at end of period | 52 | 22 | 2 | 8 | 20 |

*Numbers enclosed by parentheses are subtotals.

APPENDIX VIII

1979-1980 ANNUAL REPORT

MAJOR PROJECTS REVIEW SECTION 1979 - 1980 PROJECTS

| | | | | |
|------|-----|--|---------|--------------------------------|
| KEY: | CA | Certificate of Appropriateness (Landmark) | ZM | Zoning Map Amendment |
| | CU | Conditional Use | DR | Discretionary Review |
| | SUD | Special Use District | EIR | Environmental Review |
| | PUD | Planned Unit Development | C and I | Commerce & Industry Section |
| | VZ | Variance | | |

| <u>Assessor's Block</u> | <u>Projects</u> | <u>Action</u> |
|----------------------------|---|---|
| 28 | Holiday Inn expansion (Fisherman's Wharf) | CU approved |
| 38, 55 | Wharf Park I & II - residential | CU (PUD) approve |
| 52 | Francisco Place residential/ commercial | CU (PUD) |
| 60,80,83,84,85,107, 108 | Levi's Plaza - office & residential | permit processing under construction |
| 69 | Chestnut Commons | CU (PUD) |
| 120 | 960 Green Street/5 Condominiums | CU |
| 161 | Miriwa Center/Chinatown Commercial | |
| 163 | 901 Montgomery (Jackson Square Historic District) | CA, DR |
| 166 | 750 Battery/Broadway (office building in downtown review area) | DR approved |
| 195 | International Hotel site | information |
| 196 | Pacific Lumber (Jackson Square Historic District) | CA, CU, permit processing; under construction |
| 221 | 1300 Sacramento/Jones 12 condominiums to replace 22 units | CU |
| 222 | Sproule Lane/Sacramento Street 94 condominiums | CU (PUD), EIR |
| 223 | Four Embarcadero Center | under construction |
| 237 | DAON (office building in downtown review area) | DR, approved permit processing |

| | | |
|-----|--|---|
| 239 | 456 Montgomery (office building on site of two landmarks) | CA, DR approved |
| 242 | 714 Stockton (24 condominiums) | |
| 242 | California/Sabin Place (73 Condominiums) | CU |
| 252 | 1255 California (31 condominiums) | CU |
| 256 | California/Powell (32 condominiums) | EIR, possible DR |
| 258 | Pine/Kearny (hotel proposed on city garage site) | information |
| 263 | 101 California Bldg. (formerly ITEL) office building exceeding bulk limits | EIR, CU, DR permit processing |
| 268 | 240 Montgomery/Pine (office bldg.) | DR |
| 269 | Russ Tower (office building on site of landmark) | CA, DR |
| 288 | 101 Montgomery/Sutter (office building in downtown review area) | DR, permit processing |
| 289 | One Sansome/Sutter (office building in downtown review area) | DR permit processing |
| 292 | Crocker National Bank Building | DR, permit processing, under construction |
| 313 | Neiman - Marcus Store | Permit processing |
| 318 | Midtown Towers/Geary at Jones (88 units) | CU approved |
| 321 | Holiday Inn, Mason and O'Farrell | CU (PUD) |
| 325 | Hilton Hotel expansion, O'Farrell and Taylor | CU (PUD) |
| 330 | Ramada Inn, Eddy and Mason | CU (PUD) |
| 351 | Ten United Nations Plaza | DR, bpa approved |
| 351 | West side of UN Plaza (Mardikian) | DR, bpa approved |
| 501 | Greenwich at Polk (28 units) | CU |
| 617 | Former Gough School rezoning to permit housing | ZM approved |

| | | |
|------------|---|-------------------------------|
| 628 | Pacific Medical Center Office Building | CU |
| 813 | Fox Plaza Addition Market/Hayes | DR |
| 963 | Former Grant School (rezoning to permit housing) | ZM |
| 1015 | Children's Hospital expansion | CU, permit processing |
| 1091 | Bank of America, Geary/Collins | Permit processing |
| 1592, 1595 | Ocean Beach Park Estates | |
| 1596, 1692 | ("Playland" site) | CU (PUD) permit processing |
| 1614 | Former Lucinda Weeks School rezoning to permit housing) | ZM, CU (PUD) |
| 2719B | Burnett/Greystone/Iron Alley (8 condominiums) | CU approved |
| 2901 | 7-11 Store, Portola/O'Shaughnessy | possible DR |
| 3520 | 1440 Harrison Street (rezoning of school site) | ZM approved |
| 3554 | Former Marshall Annex School (rezoning to permit housing) | ZM approved |
| 3556 | Foremost/McKesson, Guerrero/15th/16th (141 units) | CU (PUD) approved |
| 3574 | South Van Ness/17th Street (18 condominium units) | CU |
| 3616 | Bartlett/21st/22nd (approx. 125 units) | CU (PUD) |
| 3701 | Holiday Inn, 8th at Stevenson | CU |
| 3702 | Greyhound Terminal relocation | EIR, CU |
| 3704 | Penney's and Lincoln Building Market/5th | information, DR |
| 3705 | Pacific III (Apparel Mart), Market/4th | CU, permit processing |
| 3708 | 25 Jessie/Ecker | DR, permit processing |

| | | |
|---------|--|--------------------------------------|
| 3709 | 5 Fremont Center (downtown review area) | DR |
| 3712 | Federal Reserve Bank Market/Mission/ Main/Spear | EIR, ZM, CU, permit processing |
| 3717 | 101 Mission/Spear | DR, permit processing |
| 3718 | Pacific Gateway Building Mission/Main/Beale | DR permit processing |
| 3735 | United California Bank Operations Center, Hawthorne/Folsom | CU |
| 3738 | 315 Howard/Beale (downtown review area) | DR, permit processing |
| 3742 | 275 Steuart/Folsom | DR permit processing |
| 3749 | Second and Folsom/Harrison (office building) | CU (PUD) |
| 4216 | Synanon Site (approx. 137 units) | CU (PUD) |
| 4991 | Executive Park | permit processing new master plan |
| 5090 | Former Candlestick Cove School (rezoning to permit housing) | ZM, CU (PUD) |
| 5524 | Ripley Street (3 duplexes) | permit processing enforcement |
| 5556 | Franconia/Holliday (Bernal Heights) | possible DR |
| 5557 | Joy/Holliday (Bernal Heights) | EIR, DR |
| 5628 | Chapman/Banks | possible DR |
| 5983 | Former Portola School (rezoning to permit housing) | ZM |
| 5988 | King Cole Homes, Burrows/Hamilton (18 units) | CU (PUD) |
| 6985 | Former Farragut School (rezoning to permit housing) | ZM, CU (PUD) |
| 9900 | Restaurant on BART Platform behind Ferry Building | review (CU) |
| 9990 | Ferry Buiding rehabilitation | CU |
| Pier 39 | Pier 39 complex | CU permit processing |

Special Studies

Bernal Heights neighborhood plan

review

Union Street Special Use District

implement new zoning
district

Downtown Conservation and Development Study

develop new downtown
zoning controls

Neighborhood Commercial Special Use Districts:

implement new zoning
districts

Sacramento,
Upper Fillmore, S.U.D.
Haight
Upper Market West
(Castro to Church)
Upper Market East
(Church to Central Skyway),
Castro
24th (Noe Valley)
24th (Mission)
Valencia

APPENDIX IX

1979-1980 ANNUAL REPORT

LANDMARK PRESERVATION ADVISORY BOARD ACTIONS

| <u>Certification of Appropriateness Approved by the Board</u> | <u>Landmark Considered by LPAB</u> | <u>Approved by City Planning Commission</u> | <u>Approved by Board of Supervisors</u> |
|---|--|---|---|
| 13 | 8 | 7 | 7 |

LANDMARKS OFFICIALLY DESIGNATED BY THE BOARD OF SUPERVISORS

| <u>Landmark No.</u> | <u>Name</u> | <u>Location</u> | <u>Assessor's Block/Lot</u> | <u>Effective Date</u> |
|-------------------------|--------------------------|------------------|---------------------------------|---------------------------|
| 107 | Rincon Annex | Mission at Spear | 3716/Ptn 1 | 2/10/80 |
| 108 | State Armory and | 14th and Mission | 3547/1 | 2/10/80 |
| 109 | A. Borel & Co. | 440 Montgomery | 239/12 | 4/06/80 |
| 110 | Italian American Bank | 460 Montgomery | 239/14 | 4/06/80 |

APPENDIX X

1979-80 ANNUAL REPORT

ENVIRONMENTAL REVIEW PROCESS

STATISCAL SUMMARY

| | |
|---------------------------------------|-----|
| Initial Evaluations | 472 |
| Categorical Exemptions Issued | 169 |
| General Rule Exclusions | 89 |
| Negative Declarations Issued | 125 |
| Federal Assessments | 3 |
| EIRs and/or EIs Certified as Complete | 10 |

Number of Projects

| <u>1979-80</u> | <u>1978-79</u> |
|----------------|----------------|
|----------------|----------------|

I. INITIAL EVALUATIONS OF PROJECTS

| | | |
|--|---------|------------|
| A. Under review at beginning of period | 46 | 51 |
| B. Received for review | 472 (3) | 433 (21) * |
| C. Evaluation determined not to be required | | |
| 1. Categorical Exemption | 169 | 127 (3) * |
| 2. General Rule Exclusion | 80 | 75 |
| 3. Non Lead Agency Projects | 24 | - |
| D. Negative Declaration filed | 125 | 154 (17*) |
| 1. Negative Declaration appealed | 12** | 8 |
| E. Cases closed-projects disapproved by Planning Commission or Zoning Administrator without review or applications withdrawn by applicant | | 16 |
| F. EIR Required | 23*** | 21 |
| 1. % of cases in which EIR was determined to be required**** | 4.6 | 4.8% |
| 2. Cases appealed | 2 | 1 |
| G. Under Review at end of period | 82 | 46 |

- * Numbers in parentheses represent the number out of the total number which are reviewed pursuant to federal requirements.
- ** Of the total number of appeals filed for projects issued Preliminary Negative Declarations, 2 appeals were withdrawn, 2 required EIRs and 8 Negative Declarations were upheld.
- *** Of these totals, clarification of CEQA interpretation determined 2 projects under review to be categorically exempt.
- **** During Fiscal Years 1978-79 and 1979-80, case numbers were assigned to requests for comments received from other jurisdictions. Such cases number 15 - 30 each year and are not reflected in the base used to compute the percent of cases in which an EIR was determined to be required.

II. ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED

| | | |
|---|----|--------------------|
| A. Reports in process at beginning of period | 34 | 38 |
| B. Draft reports completed and hearings scheduled | 11 | (2 inactive) 16 |
| C. Final Reports Certified Complete | 10 | 9 |
| D. Reports in process at end of period | 23 | 39 (5 inactive) |

APPENDIX XI
1979-80 ANNUAL REPORT
STAFF AND FUNDING SOURCE

| <u>Funding Source</u> | <u>SECTION</u> | | | <u>Total</u> |
|-----------------------|-----------------------|---------------------------|-----------------------|--------------|
| | <u>Administration</u> | <u>Plans and Programs</u> | <u>Implementation</u> | |
| 1. Ad Valorem | | | | |
| Professional | 8 | 7 | 20 | 35 |
| Clerical | 4 | 1 | 4 | 9 |
| Graphics | 3 | | | 3 |
| 2. State or | | | | |
| Federal Grant | | | | |
| Professional | - | 16 | 1 | 17 |
| Clerical | - | 2 | 1 | 3 |
| 3. CETA | | | | |
| Professional | 1 | 3 | 3 | 7 |
| Clerical | 2 | | 3 | 5 |
| TOTAL | 18 | 29 | 32 | 79 |

Note: Includes part-time staff and staff on disability and maternity leave.

APPENDIX XII

1979-1980 ANNUAL REPORT

SIGNIFICANT RESOLUTIONS ADOPTED BY THE CITY PLANNING COMMISSION

| <u>Date</u> | <u>Subject</u> | <u>Resolution No.</u> |
|-------------|---|---------------------------|
| 7/26/79 | Endorsed the OMI Neighborhood Improvement Plan | 8329 |
| 8/16/79 | Endorsed the Hayes Valley Neighborhood Improvement Plan | 8349 |
| 8/23/79 | Adopted a policy of discretionary review for non-maritime uses on the Northeastern Waterfront | 8358 |
| 8/30/79 | Adopted the "Guidelines for Development of the Playland Site" | 8363 |
| 9/13/79 | Adopted a policy of discretionary review of commercial uses in all proposed RC zoning districts and proposed moratorium streets | 8371 |
| 11/29/80 | Endorsed the "Conceptual Plan for the Great Highway Design" | 8429 |
| 1/1/80 | Adopted the Dolores Heights Special Use District | 8472 |
| 1/17/80 | Adopted a policy of discretionary review in the downtown interim Special Review Area of all building permits for new buildings and alterations which increase floor area. | 8474 |
| 1/24/80 | Adopted the International Hotel Development Plan | 8475 |
| 1/31/80 | Declared an intention to eliminate floor area bonuses for downtown buildings | 8480 |
| 1/31/80 | Adopted Northeastern Waterfront Plan amendments | 8481 |
| 1/31/80 | Adopted the Northeastern Waterfront Total Design Plan for the Rincon Point-South Beach Redevelopment Project | 8483 |
| 2/28/80 | Endorsed the concept of establishing Special Use Districts for certain C-1 and C-2 zoning districts and declared an intention to consider adoption of such Special Use Districts on various streets | 8510 through 8518 |

| | | |
|---------|--|------|
| 2/28/80 | Accepted the Haight Street Community Master Plan as an official neighborhood plan | 8515 |
| 4/24/80 | Adopted the Sutro Baths site Special Use District | 8567 |
| 4/29/80 | Endorsed the Stockton Street Transit Preferential lane | 8575 |
| 5/29/80 | Found the Bayview Industrial Triangle Project proposed redevelopment plan to be in conformity with the Master Plan | 8598 |

THANKS

The City Planning Commission wishes to acknowledge all staff of the Department of City Planning for their work during the 1979-1980 fiscal year.

Helen Anderson
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Teresa Barrera
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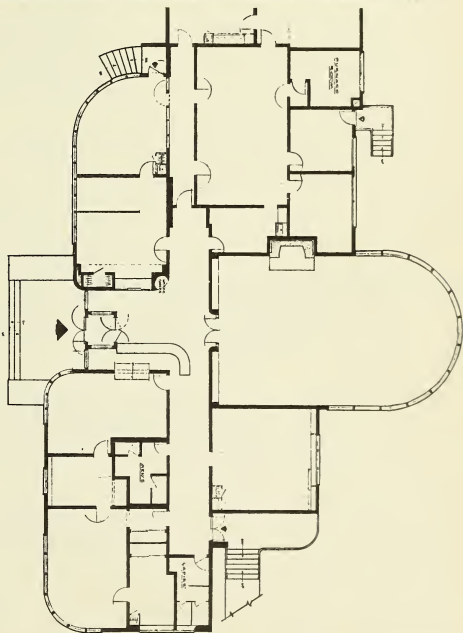
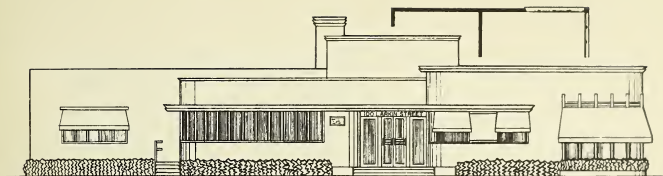
*Employees no longer
with the Department

.CETA employees

In addition, the Commission wishes to thank the many volunteers and interns who have served the Department and the public without material reward.

This report was edited by Paul Rosetter from material submitted by the various sections. Mary Anne Miller assisted in layout design. Irene C. Tam typed the report. Cover drawn by Jack Schnitzius of Sedway/Cooke, planning consultants for the Downtown San Francisco Conservation and Development Planning Program: Phase I Study. Other graphics drawn by Pamela Maxwell of DCP staff.

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San Francisco Department of City Planning
ANNUAL REPORT
1980-1981

Page

| | |
|-------|---|
| 2 | The City Planning Commission |
| 3 | Commission President's Letter |
| 4 | The Planning Function |
| 7-9 | Organization Charts of the Department of City Planning |
| 10 | Plans and Programs |
| 11 | Housing |
| 17 | Commerce and Industry |
| 19 | Transportation |
| 24 | Neighborhood Planning |
| 26 | Capital Improvements |
| 26 | Recreation and Open Space |
| 27 | Energy |
| | Implementation: Code Compliance |
| 30 | Zoning Information |
| 31 | Legislation |
| 31 | Institutional Master Plans |
| 33 | Permit Review |
| 33 | Variance Review |
| 34 | Board of Permit Appeals |
| 35 | Violation Abatement |
| | Implementation: Project Review and Environmental Evaluation |
| 37 | Commission Cases |
| 38 | Reclassifications and Set-back Modifications |
| 38 | Conditional Uses and Discretionary Reviews |
| 38 | Special Uses |
| 38 | Subdivisions |
| 39 | Master Plan Referrals |
| 40 | Office of Environmental Review |
| 41 | Non-Conforming Use Program |
| 42 | Neighborhood Commercial Special Use Districts |
| 44 | Major Projects Review |
| 46 | Landmarks |
| | Departmental Management |
| 50 | Information Systems |
| 52 | Intergovernmental Affairs |
| 55-71 | Appendices |
| 72 | Acknowledgements |

A N N U A L R E P O R T

1980-1981

San Francisco Department of City Planning
100 Larkin Street
San Francisco, California 94102

CITY AND COUNTY OF SAN FRANCISCO

DIANNE FEINSTEIN, MAYOR

City Planning Commission 1980-1981

Toby Rosenblatt, President

Ina F. Dearman, Vice-President (to March 12, 1981)

Susan J. Bierman

Jerome H. Klein (appointed March 12, 1981)

Dr. Yoshio Nakashima, Vice-President

C. Mackey y Salazar (appointed March 12, 1981)

Charles Starbuck, III (to March 12, 1981)

Roger Boas, Chief Administrative Officer
Alternate: Norman Karasick, City Architect

Richard Sklar, General Manager of Public Utilities Commission
Alternate: Eugene Kelleher, General Manager and Chief Engineer
of Water Department

Department of City Planning

Dean L. Macris, Director of Planning (appointed March 1, 1981)

Rai Y. Okamoto, Director of Planning (to February 28, 1981)

Milton Edelin, Deputy Director of Planning

Robert Passmore, Assistant Director - Implementation

George A. Williams, Assistant Director - Plans and Programs

Lee Woods, Jr., Administrative Secretary to the City Planning Commission



October 20, 1981

The Honorable Dianne Feinstein, Mayor
City and County of San Francisco
Room 200, City Hall
San Francisco, CA 94102

Dear Mayor Feinstein:

On behalf of the City Planning Commission and the Department of City Planning, we are pleased to send you our Annual Report for the Fiscal Year 1980-81.

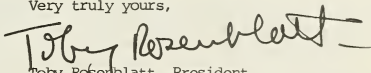
Concern for the impacts of downtown development continued to grow, resulting in various proposals for revisions to downtown zoning. To evaluate these, the Commission has sponsored the preparation of a Comprehensive Downtown Environmental Impact Report. The Commission also initiated interim controls and more stringent Discretionary Review of downtown projects. Incorporating City Planning Department recommendations and more rigorous EIR analysis, Commission-review of specific developments intensified and mitigation became more exacting, particularly with respect to housing and transportation.

Out of concern for the loss of housing units and the proliferation of certain commercial uses in the City's neighborhoods, efforts begun the previous year concluded in the adoption of nine neighborhood commercial Special Use Districts. Preparing for the future development of the City's Northeastern Waterfront, the Commission reviewed and found the proposed Rincon Point-South Beach Redevelopment Plan to be in conformity with the Master Plan.

In the context of improving the operation of the Department, a number of significant improvements are being made under the able management of our new Director, Dean L. Macris. To ensure adequate staff, the Commission initiated the enactment of "user fees" based on the processing of building permit applications. To expedite the permit system and the Department's overall functioning, a consolidation into one location with other City agencies is being planned and implemented. Additionally in permit processing, organizational and procedural changes, consistent with departmental studies and the management consultant's report, have been instituted.

For the past year, we wish to express out appreciation to you for the support and guidance from your office and we look forward to working closely and cooperatively with your office, the Board of Supervisors and all the people of the City in the coming year.

Very truly yours,


Toby Rosenblatt, President
City Planning Commission

the planning function

The Department of City Planning functions as staff for the City Planning Commission to which the Director of Planning is responsible under the Charter. All major items worked on by the staff go before the Commission, either for a decision, or for a recommendation to some other body, or as a matter of information for comment to the staff. The Commission has Regular Meetings each Thursday and occasional Special, Joint and Committee Meetings.

Briefly stated, the functions of the Department of City Planning, some mandated by City Charter, some by State law and others by local ordinances or administrative arrangements, are:

COMPREHENSIVE PLAN PREPARATION (PLANS AND PROGRAMS)

The Department staff prepares, and the City Planning Commission adopts, the Comprehensive Plan (Master Plan) of the City and County of San Francisco. Elements of the Comprehensive Plan adopted by San Francisco in compliance with State Law (Section 65302 of the Government Code) include: Circulation (Transportation), Housing (Residence), Conservation, Recreation and Open Space, Community Safety, Environmental Protection, Urban Design and Commerce and Industry.*

1. Programs developed from the Comprehensive Plan. The Department is responsible for developing programs to carry out the policies of the Comprehensive Plan, for example: programs for acquisition of land for parks, or housing Rehabilitation Assistance Programs (RAP).

2. Advice on the Master Plan. The Charter provides for publication of the Master Plan and for advice by the Department to the Mayor, the Board of Supervisors and other City departments. Major requests may, with the approval of the Commission, become work projects of the Department.

3. Capital Improvement Program. The Charter also requires that the Department and the Commission have a major role in proposing priorities for undertaking construction and changes in public facilities or Capital Improvements. A six-year program is prepared annually, based upon requests of all departments. This department also acts as staff to the Capital Improvement Advisory Committee, which establishes priorities for budget requests.

*See Appendix XIV for a complete list.

4. Neighborhood Planning. The Department works on an area (district or neighborhood) level through staff members assigned to community planning. In some parts of the city liaison is on a part-time basis with community groups, while in others area improvement plans are prepared.

IMPLEMENTATION

The Zoning Administrator is responsible for administering the division which implements proposals and policies developed by the Plans and Programs Division and by the Planning Commission. This is accomplished by enforcement of ordinances, the City Planning Code, the Subdivision Code and Chapter 31 of the Administrative Code..

The Implementation Division also provides staff for the Information Section which responds to questions from members of the public about zoning and other planning matters.

Code Compliance

The Code Compliance unit of the Implementation Division performs the following functions:

1. Adaptation of the Code: hearings of requests for variances from the provisions of the Code; interpretation of the meaning of the Code language when it is unclear on its face or in how it applies to a specific case.
2. Review of Building Proposals and Permit Applications to determine their conformity with Code provisions.
3. Abatement of Violations and implementation of conditions attached to development approvals.

Project Review and Environmental Evaluation

The Project Review and Environmental Evaluation unit of the Implementation Division performs the following functions:

1. Preparation of Cases for Public Hearing before the City Planning Commission on master plan referrals, discretionary review of permits and applications for conditional use, for landmark status, and for amendments to the zoning map and text.
2. Administration of the Code's Historic Preservation Article including recommendations to the Commission and to the Landmarks Preservation Advisory Board regarding landmark designation and Certificates of Appropriateness.
3. Chapter 31 of the Administrative Code, Environmental Quality is Administered through the Office of Environmental Review in the Implementation Division. This office is responsible for reviewing those public and private projects not exempted by the law to determine their effect on the

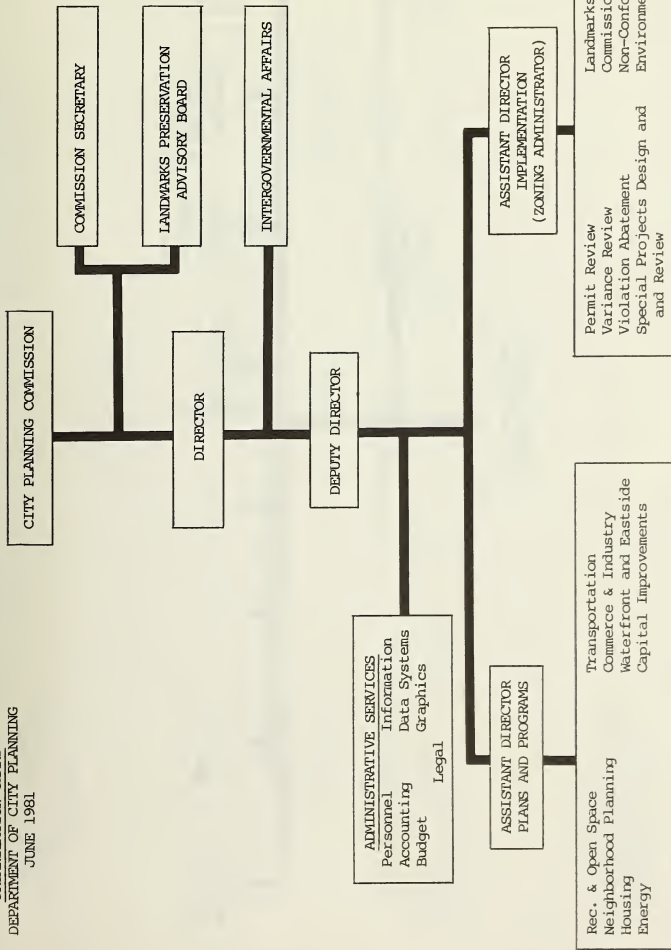
environment. Those projects determined to have significant environmental effect must be the subject of environmental impact report before the project is approved.

Department Management

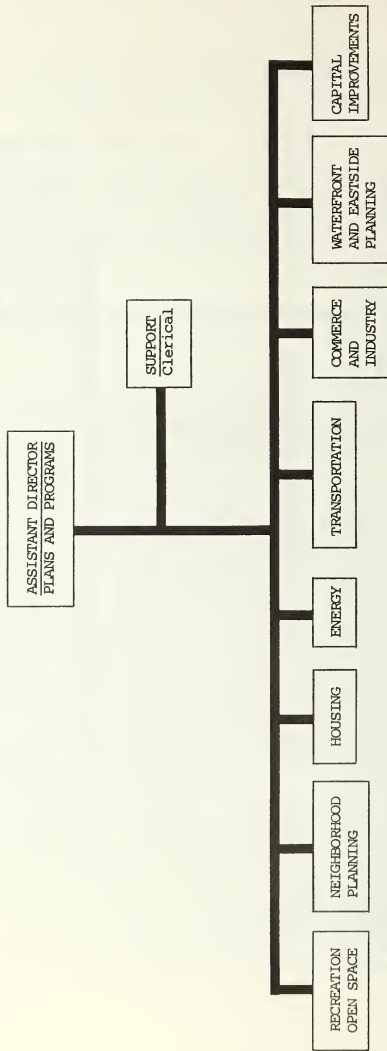
Administrative support for the Department includes personnel management and record keeping, budget preparation and management, accounting services, providing public information, maintenance of the data collection and retrieval system, graphics services, miscellaneous legal services where not provided by the City Attorney, and Planning Commission support.



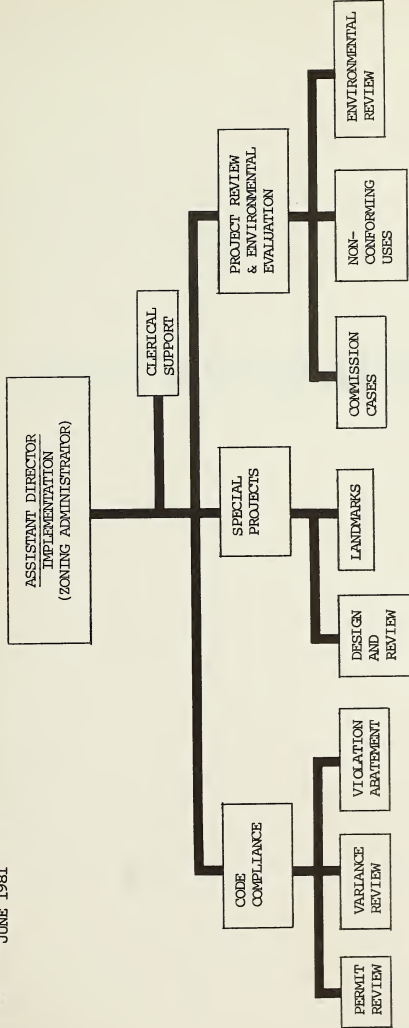
ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
JUNE 1981



ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
PLANS AND PROGRAMS DIVISION
JUNE 1981



ORGANIZATION CHART
DEPARTMENT OF CITY PLANNING
IMPLEMENTATION DIVISION
JUNE 1981



plans and programs

housing

I. Policy Development

The housing section staff conducted several studies during the year on major policy issues, which included:

1. Residential Hotel Conversion and Demolition
 2. Inclusionary Zoning
 3. Office Housing Production Program
 4. Apartment Demolition Activities
1. Residential Hotel Conversion and Demolition Study

The study was completed during the summer of 1980, resulting in a report and proposed legislation to regulate residential hotel conversion and demolition activities in November 1980. The study found that over a 5-year period (1975-1980), more than 6,000 residential hotel units had been lost through conversion or demolition. The Board of Supervisors adopted a Residential Hotel Conversion and Demolition Ordinance in January 1981, which was subsequently revised in June 1981.

In essence, the ordinance provides that all residential hotel owners must report to the City's Bureau of Building Inspection on an annual basis regarding the uses of the units in the building. Hotel owners may apply for permission to demolish or convert residential units to tourist units, if such units would be replaced on a one-for-one basis. Replacement could be made through new construction or restoration of vacant, comparable units, or through paying a fee to the Residential Hotel Preservation Fund sufficient for the replacement of the converted or demolished units.

2. Inclusionary Zoning Study

The City currently has an inclusionary zoning provision under the Subdivision Code for condominium conversion projects which are required to set aside 10% of the units for low and moderate income households. The 10% set aside requirement for new construction applies only if governmental subsidies are available. Because of the lack of subsidies in recent months, the Planning Commission, in April 1981, asked the staff to investigate possible changes in the inclusionary zoning requirement relative to new construction.

Based on a survey of inclusionary zoning programs in various local jurisdictions in the state and a feasibility analysis of current construction and financing costs, the staff concluded that it would not be feasible to impose a

mandatory inclusionary zoning requirement on new construction without some form of governmental subsidies. At the present time, residential projects are required to comply with the 10% set-aside provision by participating in the City's new mortgage revenue bond program.

3. Office Housing Production Program (OHPP)

Because of findings in the environmental impact reports (EIRs) of office projects, which show that additional employment in the new office projects would create serious demand for housing in the city, the Planning Commission now requires that office developers satisfy the demand by providing housing in conjunction with the office projects. The housing staff participated in developing initial policies regarding the program. The staff continues to work with the City Attorney's office, and the housing staff of the Office of Housing and Community Development on setting up an administrative structure for the program. We also will be providing background data and assisting in the preparation of an ordinance on the program for the Board of Supervisors to consider and adopt in early 1982.

4. Demolition Study

In February 1981, the Department initiated a study of residential demolition from 1977-1981. The purpose of the study was to assess the loss of affordable housing through demolition.

Data were obtained primarily from the Bureau of Building Inspection and the Office of Environmental Review where records of past demolition and proposed demolitions were available. Information was also obtained from other jurisdictions which had either proposed or instituted demolition controls, such as Seattle, Washington, and Carpinteria, Pacifica, Berkeley, and Pacific Grove, which are all California communities.

Findings from the study indicated that demolition was caused mostly by private action in recent years. Demolition occurred mostly in residential districts on sites which had potential for higher density development. While available data were limited in giving the staff a definitive picture on the impact of demolition on affordable housing, it is unmistakable that old affordable rental buildings are usually demolished and replaced with more expensive condominiums buildings.

The study will be published in December 1981 and appropriate regulations on demolition based on the study will be developed accordingly.

II. Project and Policy Implementation

1. Office Housing Production Program

The housing staff has been active in implementing housing policies, particularly in regards to the office housing production program and the condominium conversion program. Staff now reviews all environmental impact reports to determine the office projects' possible impact on housing, as well as potential housing projects to be developed under OHPP.

2. Condominium Conversion Program

Staff also continues to review projects for condominium conversion to assure compliance with the Subdivision Code. Since early 1981, there have been several condominium units designated as low/moderate income units offered for resale by the owners. As the City has the right of first refusal to purchase those units through eligible buyers, so that the units would remain affordable for low/moderate income households, staff has been working with the City Attorney's Office and the Department of Real Estate, which administers the resale program, on structuring and coordinating the resale program.

3. International Hotel Block Development

In terms of development projects, staff continues to coordinate the development process of the International Hotel Block Site and to assist the Citizens' Advisory Committee (CAC) appointed by the Mayor to oversee the project. Several conceptual proposals have been submitted to the staff and the CAC for review during the year. However, none of the proposals were complete enough for permit processing.

As the I-Hotel Block Development CAC requested that the Department rezone the block from a C-2 to a R-C district, the housing staff completed an environmental evaluation of the rezoning proposal in the fall of 1981 resulting in a negative declaration approved by the Planning Commission in February 1981.

4. Development of Publicly-owned Sites

As part of the City's policy to promote residential development on publicly-owned sites, the housing section worked with a team of architectural students and planning/architectural faculty members of the University of California at Berkeley on developing a site plan for the Francisco Reservoir site at Bay and Hyde Streets. The plan was completed in the summer of 1981 and was presented to the Russian Hill neighbors in August for comments.

5. Rincon Hill Reclassification

Another policy being implemented by the housing staff is to rezone underutilized non-residential lands for residential or mixed commercial-residential uses. Reclassification of Rincon Hill, bounded approximately by Folsom, First, Bryant and Steuart Streets, is the first major reclassification project undertaken by the staff. Staff has been working with the same architectural/planning team from the University of California, Berkeley, on a plan for the area since the summer of 1981. Once the plan is developed, the staff will conduct an environmental evaluation as well as recommend the necessary zoning text and map changes.

III. Intergovernmental Liaison

The housing staff serves as the staff to the Mayor's Housing Policy Group (HPG), which is chaired by the Director of Planning. HPG is composed of the head of the various housing agencies, who met regularly on a weekly basis during the year to discuss housing issues and to formulate policies. The staff assisted HPG in preparing the Mayor's housing program for the 1980's in April 1981, and coordinated meetings conducted by the group.

A staff person from the section also acts as liaison to the Independent Housing Services, which is concerned with housing for the handicapped and the elderly. The head of the housing section continues to serve on the Advisory Committee of the Historic Preservation Loan Program administered by the Heritage Foundation, as well as the Housing and Urban Development Committee of the Human Rights Commission. Staff also provided assistance during the year to the Citizens Housing Task Force in preparing its recommendations on housing policy to the City.

IV. Revision of the Housing Element of the Master Plan

As required by state law requirements for the City's Housing Element, staff completed two documents entitled Part I: Background Data and Analysis, and Part III: Implementation Programs and Activities, in December 1980. These documents supplemented the existing Residence Element of the Master Plan, which became Part II: Objectives and Policies. Together, the three documents constituted the Housing Element as required by state law under Section 65302 of the Government Code.

V. Housing Research

1. Construction and Demolition

Section staff continues to monitor the construction and demolition of housing in the City and to publish reports on the changes in the City's housing inventory. A monthly update is prepared for the Mayor's Office on new

construction, permit applications and permits issued by the Central Permit Bureau.

2. Survey of Subsidized Housing

In February and March 1981, staff supervised a student intern from the University of California, Berkeley, in a comprehensive survey of subsidized housing in the city. Data on existing subsidized housing funded by various federal, state and local programs were collected. The internship program, unfortunately, was terminated before a report could be completed. Staff expects to complete the report on subsidized housing in the near future.

3. North of Market Rent and Income Survey

The housing staff has been monitoring the work of the consultants on the North of Market Rent and Income Survey relative to the rehabilitation assistance program in the area.

4. Research Projects Relative to Housing Policy Issues

As indicated earlier, staff conducted various studies on inclusionary zoning, demolition and other housing policy issues. Staff has also been involved in evaluating the data and methodology EIR consultants employ for commercial and residential projects.

VI. Public Information

Staff receives an average of 40-50 telephone inquiries from the public every week about housing. The inquiries range from demographic and housing data to City policies on housing. We also are regularly visited by planning officials, developers, and scholars from all over the world. In 1980-1981, we had met with visitors from mainland China, Sweden, Canada, England, Australia, Norway, Taiwan and Hong Kong, to name a few.

VII. Reports Prepared by the Housing Section 1980-1981

1. Residential Hotel Conversion and Demolition
(published in November 1980)
2. Housing Element of the Master Plan:
Part I: Background Data and Analysis
Part III: Implementation Program and Activities
(published in December 1980)
3. Changes in the San Francisco Housing Inventory, 1979
(published in January 1981)
4. Changes in the San Francisco Housing Inventory, 1980
(published in October 1981)

5. A Survey of Inclusionary Zoning Programs and Issues
(July 1981, unpublished)
6. Loss of Housing: Demolition by Private Action 1977-1981
(to be published in December 1981)

Staff:

1 Planner III

1 Planner II



commerce and industry

The Commerce and Industry Section staff was involved in the following major program areas: (a) Downtown Planning, (b) Neighborhood Commercial District Planning, (c) Waterfront/Industrial District Planning, and (d) Coordination and Support Services Related to Economic Development.

1. Revision of Downtown Zoning Controls

The staff continued to work on revisions of the zoning code applicable to the downtown area. A staff proposal (called "Guiding Downtown Development") was prepared for analysis in an environmental impact report (the Downtown EIR) along with other proposals prepared by the Chamber of Commerce and various community groups.

2. Neighborhood Commercial District Zoning Controls

The staff worked on enactment of special use districts for various strip commercial streets where rapid change and growth were creating problems.

3. Waterfront/Industrial District Planning

(a) CECAP Central East Coordinated Action Program

The staff has recognized the expansion and growth of commercial and office development, as expressed in various preceding documents. Such growth imposes competitive pressures on the industrially-zoned land in the city. In response to these pressures and proposed major developments/comprehensive studies (e.g. Southern Pacific's Mission Bay project, SPUR South-of-Market study), the staff embarked on the initial review and conceptualization of the Central East Coordinated Action Program (CECAP) study.

CECAP expands upon the Central Waterfront Study and involves a research effort of the industrially-zoned (M-zoned) areas in the central east area of the city (from South-of-Market to India Basin) in order to monitor the activities and prepare appropriate policies which address the future of these areas. Detailed parcel-specific land use inventory/data collection was completed for much of the South-of-Market area, and will continue to include all M-zoned areas.

The staff identified the following issue areas under CECAP study:

- 1) rail consolidation
- 2) employment needs assessment
- 3) industrial preservation/development
- 4) competition for industrial land
- 5) maritime port facilities
- 6) transportation
- 7) urban design
- 8) computerized information system

The next phase of the study will research each of these issue areas, so as to provide a comprehensive base from which to form policy responses.

Staff:

- 1 Planner IV
- 1 Planner I

transportation

During 1980-81, the Department completed four federal grant programs which encompassed vital transportation planning and project implementation in the areas of a comprehensive approach to downtown circulation, transit preferential treatment, and reducing the impacts of private, single-occupant automobile use on residential neighborhoods and within the Civic Center. The year was an especially exciting and rewarding one for these programs, with recognition for special achievements by the Metropolitan Transportation Commission.

City Center Circulation Program

The Center City Circulation Program was formally completed by June 30, 1981 and a final report has been prepared. The program was a two-year federally funded grant to develop and implement a coordinated system of low-cost, short-range transportation improvements within downtown San Francisco.

During the past year, a pedestrian and goods movement study has been conducted, and recommendations from the study have been evaluated and prioritized. During the course of the implementation of projects recommended in the Preliminary Improvement Program (which was completed in the first year's program) and the Pedestrian and Goods Movement Study, staff completed a total of 38 projects. Nineteen of these projects have been initiated. The Planning Department will be responsible to carry through those projects which were already in the process as of June 30, 1981. Those projects which have not yet been started have been assigned to various responsible agencies to carry out. Major recommendations and the program evaluations have all been documented in the final report.

Funding for the total Program in the amount of \$302,000 was provided from the Urban Mass Transportation Administration through the Metropolitan Transportation Commission, of which \$110,000 was for the second year program from January 1980 to June 30, 1981.

During the course of the Program, staff sought additional funding for and monitored the two other projects: Pedestrian Safety Program and Civic Center TSM Program. Progress for both programs are described below.

The Metropolitan Transportation Commission, the funding agency, recognizing the achievements of the Center City Circulation Program, awarded the program staff a Certificate of Achievement on May 27, 1981, at its Annual Awards Program.

Pedestrian Safety Study

In 1980, San Francisco was awarded \$75,000 by the Federal Highway Department to conduct a pedestrian safety study. The study is considered part of the implementation phase of the Center City Circulation Program and examines in depth six traffic corridors in the downtown area which previously had been identified as high accident locations. Analyzing the accident records, the most frequently occurring accident types and the most dangerous intersections have been identified. Subsequently, countermeasures have been developed which address either behavior or physical elements at the chosen locations. The grant includes \$27,500 for the actual construction of the improvements. The study is now in its implementation phase.

Downtown Circulation Policies

Recognizing that the current building boom in downtown San Francisco is placing increased strain on the existing transportation and circulation system, the Department staff developed policies and guidelines for new development to assure that the center city remains accessible by all modes, including pedestrian traffic. These transportation policies and guidelines are included in the Department's Guiding Downtown Development document as proposed Planning Code and Master Plan revisions. To strengthen the existing policy of "transit first" for downtown, proposed Planning Code revisions include the establishment of an Automobile Control Area in the downtown core which restricts the expansion of automobile parking facilities and auto-oriented land uses. Short-term parking areas and a long-term parking "belt" have also been identified and proposed as Planning Code revisions to encourage greater use of transit as an access and circulation mode for downtown. Policies regarding freight loading requirements for new buildings have also been proposed as Planning Code amendments to minimize on-street truck loading and parking, thereby easing a major source of center city congestion. These guidelines also minimize conflicts between freight loading operations and circulation by transit vehicles and pedestrians. Other guidelines and policies are designed to increase the efficiency of the pedestrian circulation system in the core downtown area, by identifying certain streets for pedestrian priority and by restricting the types and placement of street furniture and other fixtures on sidewalks.

Transit Preferential Streets Program

A two year demonstration grant from the Urban Mass Transportation Administration provided 100% funding to develop and support several specific transit programs in the Center City area. The three principal projects are:

1. A "before" and "after" demonstration, to measure the effectiveness of improved, overhead signing and lane marking, and of non-traditional enforcement techniques, was conducted on the transit lanes on Mission Street.

2. Design of all-day transit lanes for the narrow downtown portions of Sutter, Post, Geary, and O'Farrell Streets has been completed.
3. Implementation of a six-month demonstration of widened sidewalk "bus bulbs", pavement marking and increased enforcement of an exclusive transit lane along Stockton Street were initiated, and have led to greatly improved traffic circulation and on-time performance of buses.

In addition, studies for the closure of Market Street to automobiles and rewiring for Muni trolley coaches were initiated.

Civic Center Transportation Systems Management (TSM) Program

The Civic Center TSM Program, funded by a \$25,000 grant from the California Energy Commission, is to promote ridesharing and other alternative modes as a means of commuting to and from work for government employees located in the Civic Center area. Activities this year focused on implementation of a TSM plan to serve as a model for other large employers within the city. A Transportation Day was held in Civic Center to promote commute alternatives, and participants included all regional transit operators, RIDES for Bay Area Commuters and several private vanpool services as well as 30 government agencies. A Civic Center Transportation Guide was published by Standard Oil which shows all regional transit lines serving the Civic Center. Parking policies and rate structures in the vicinity have been changed to discourage single-occupant vehicle use and long-term parking. SamTrans, Golden Gate Transit, and Muni have initiated a joint venture to construct a regional transit shelter on Market Street where all three operators provide service. A follow-up survey of all government employees working in the Civic Center will provide data on the number of employees who have changed their commuting habits to more economical and energy-conserving means.

Joint Institutional Transportation Systems Management (TSM) Program

The Joint Institutional TSM Program was a two-year effort sponsored by a grant from the Urban Mass Transportation Administration, and involved the cooperation of 12 major hospitals and universities outside the downtown area. Its primary focus is to minimize problems caused by institutional employees driving to work and parking in adjacent residential neighborhoods. The program created an association of "Transportation Brokers" (JITBA) responsible for coordinating ridesharing activities, transit incentives, flextime management and information regarding other commute alternatives for each of the institutions. In the past year of operation, the program was successful in reducing the number of employees who drive to work alone from 57 percent to 49 percent, and significantly reduced on-street parking in residential neighborhoods by participating institution employees.

JITBA was awarded the 1981 Grand Transportation Award by the Metropolitan Transportation Commission for its achievements, and

continues its work as a self-sustaining entity, to improve transit service to its various locations and encourage more employees to use alternative commute modes.

Interstate Transfer: Concept Program for the Embarcadero Area

The Transportation Section successfully continued its efforts to implement the Northeastern Waterfront transportation policies pertaining to removal of the elevated Embarcadero Freeway and related transportation improvements for that area. The City, the Metropolitan Transportation Commission, and the California Department of Transportation submitted a joint application to the U.S. Department of Transportation for withdrawal of the unbuilt segment of I-280 from the federal interstate highway system. The request for withdrawal was approved by the Secretary of Transportation in January, 1981, thus providing for funds in an amount equal to that which would have been spent in I-280 to be used instead for substitute transportation projects. A revised Concept Program -- listing all the substitute projects which would be eligible for such funding -- was negotiated with Caltrans and MTC and submitted to U.S.D.O.T. Approval and funding to begin the required EIS on all the substitute projects also was obtained.

Major Projects, Environmental Review, and City Planning Commission Cases

The Transportation Section staff continued to provide technical and policy analysis for transportation-related aspects of Environmental Evaluation and Environmental Impact Reports. The staff also made significant contributions in the review of major public and private development proposals and helped to formulate recommendations on City Planning Commission cases. Closely related to major project and environmental review, significant staff efforts were made regarding neighborhood transportation issues, including the review of BART station access plans, the reconstruction of the Great Highway into a curving scenic boulevard, and the reconstruction of Upper Market Street into a two-lane landscaped roadway which better complements the pedestrian scale of the area. Staff also worked closely with regional and state agencies, local and state elected officials to implement construction of a new interchange with Interstate 280 at Islais Creek. Efforts also continued to implement reconstruction of the Embarcadero Roadway from Bay Street to Broadway to include a median for future light rail transit.

Liaison

The Transportation Section staff continued to work with other government agencies and interagency committees on issues of concern to the Department. The staff participation in ISCOTT*, the FAU**

* Interdepartmental Staff Committee on Traffic and Transportation

** "Federal Aid, Urban" deals with funding for streets and transit

Review Committee, the Embarcadero Task Force, the Transit Preferential Streets Committee, the SFO Airport Ground Access Committee, the Project Steering Committee of the Center City Circulation Program, and the Urban Consortium; and continued its support of the Transportation Policy Group. Liaison was maintained with MTC, Caltrans, BART, the San Francisco Bay Area Transportation Terminal Authority, and all major transit operators in the region. Continuing input was provided to the Board of Supervisors on transportation-related issues.

Staff

- 1 Staff Assistant VI
- 1 Transit Planner IV
- 1 Planner IV - Transportation 0.25 year
- 1 Transit Planner III
- 1 Planner III
- 1 Planner III - Transportation
- 1 Transit Planner II 0.5 year
- 1 Clerk-Steno

neighborhood planning

Neighborhood Planning is working with community groups in identifying their needs, problems, and opportunities for improvement and developing implementation plans and strategies to meet community goals. In recent years the neighborhood planning section focused on completing neighborhood comprehensive improvement plans for communities of high need. This emphasis has changed during the fiscal year 1980-81. Major effort is now directed at the implementation of previously developed plans.

An objective of the Department is not only to develop and to keep current neighborhood comprehensive plans in those areas designated by the Office of Housing and Community Development as a Neighborhood Strategy Area (NSA), but also to carry out program implementation. Those neighborhoods designated as NSAs are North of Market, Western Addition, Inner Mission, Chinatown, Bayview-Hunters Point, and the Northeastern Waterfront. Comprehensive plans have been developed for these areas. Effort is now being directed towards plan implementation. Other neighborhood comprehensive improvement plans are for: Potrero Hill, Ocean View-Merced-Ingleside, South of Market, Bernal Heights, and Visitacion Valley.

The following program activities were completed by the Neighborhood Planning Section:

Program Development (Annual Program for Community Development): The Department provides direct services on a work order basis to the Mayor's Office of Housing and Community Development. Neighborhood Planning Section activities included liaison and outreach services, technical assistance to citizen groups wishing to submit proposals for CD funding and direct participation in the development of the annual Community Development program.

Implementation of Public Improvement Programs: In order to insure that neighborhood improvement programs proceed in accordance with community wishes and on schedule, the Department provides initial input to the programming of public improvements, monitors progress and facilitates the communication between the community and government. Those areas where intensive implementation activity occurred were North of Market, Inner Mission, Bayview-Hunters Point, and Cortland Avenue. Public improvement efforts were completed in the Inner Richmond, and are scheduled for completion by the end of the calendar year 1981 in Upper Ashbury. Public improvement plans were developed for Bayview-Hunters Point, Hayes Valley-Western Addition, and Chinatown. The Mission Public Improvement Plan is scheduled for completion during the Spring of 1982.

Neighborhood Commercial Revitalization: In those deteriorated neighborhood shopping districts of the city, there is a need for loans to assist merchants, to rehabilitate shops and displays, and

for technical assistance to increase business skills of merchants. There is a need also for public improvements to increase the amenities along deteriorated commercial streets. The Neighborhood Planning staff has developed plans and programs to assist merchants to reach their market potential as well as to increase the physical amenities along designated commercial strips. Staff initiated planning efforts for commercial revitalization in the Haight-Fillmore and 24th Street (Inner Mission) areas and implementation of the 24th Street Plan in the form of public improvements, are presently underway. A storefront painting program was completed along Cortland Avenue and along Third Street.

Housing: The primary focus of the Community Development Block Grant program in San Francisco is to preserve the existing housing stock and to develop new housing. The housing component of the Neighborhood Planning staff provides the Mayor's Office of Housing and Community Development with an evaluation of housing needs, both citywide and in high-need neighborhoods. Private housing reinvestment was also researched to determine the amount of private funds spent in target areas. The staff has also evaluated the effectiveness of existing housing programs.

Special Projects: On occasion the Office of Housing and Community Development may require on a work order basis special projects either not envisioned in the approval of the Department's work program, or not easily placed in the category of public improvement, housing, neighborhood commercial revitalization, and program development. Projects under this identification included 5th to 9th Street Market Street Study, environmental evaluations, and Northeastern Waterfront Planning and Coordination.

Program Approach and Staff: The Community Development program document indicates the four general activities where the Department efforts were concentrated: conservation of existing housing; beautification projects; renovation of public and quasi-public facilities; and increasing economic development opportunities for community residents.

In order to meet the foregoing responsibilities the Neighborhood Planning staff has been organized by function and individual expertise. There are four teams organized within the section: (1) housing, (2) public improvements, (3) neighborhood commercial revitalization, and (4) special projects. The Assistant Director of Plans and Programs, and the Section Head are responsible for coordination of Neighborhood Planning, programming, and implementation.

Staff:

2 Planner IV's
4 Planning Coordinators
4 Planner II's
1 Clerk-Typist
1 Clerk Steno

Publications

Cortland Avenue, October
1980
24th Street The Mission,
June 1981

capital improvements

The annual six-year Capital Program report is developed by the Department of City Planning in close participation with other City Departments. It is comprised of Capital Improvement project requests for 1981-82 and the following five years for all departments and funds. Each project included in the Program has been reviewed by the Department for conformity with the Master Plan. The report is part of the Six-Year Capital Expenditure Plan included in the Mayor's Budget for fiscal year 1981-82.

The Department also provides staff assistance to the Capital Improvement Advisory Committee to assure continuity in the capital programming function.

Staff:

1 Planner IV, 0.5 year

recreation and open space

In July 1981, the City Planning Commission and the Recreation and Park Commission, meeting jointly, approved the annual program for allocating revenue of the Open Space Acquisition and Park Renovation fund. The program allocated \$5,145,300. The program recommended the acquisition of up to six lots at Edgehill Mountain.

Staff:

1 Planner III, 0.25 year

energy

During 1980-81, portions of grants from the California Energy Commission and the Urban Consortium enabled the Department to establish an energy section within the Plans and Programs Division. The initial task of the section was to develop the City's first energy policy for incorporation into the San Francisco Comprehensive Plan. The energy policy will indicate how energy should be addressed in residential and commercial developments, transportation, and governmental operations.

Chronology of Key Events

- July, 1980 The Planning Commission authorized the Director to contract for certain background research on energy use and conservation in San Francisco.
- December, 1980 The first phase of the research was presented to the Commission.
- January, 1981 As part of the energy planning work, the Department requested, and the Mayor appointed, a 15-member Citizens Energy Policy Advisory Committee (CEPAC). This committee's responsibility is to recommend energy action programs for the public and private sectors, and to assist in developing energy policy for inclusion into the Comprehensive Plan.
- March, 1981 In part through the urging of the Department and the Public Utilities Commission, the Board of Supervisors authorized creation of a new City Bureau of Energy Conservation within the P.U.C. which was to focus on energy management of City facilities. The Planning Commission passed Resolution 8837, pledging coordination of effort with the new Bureau.
- April - June
1981 CEPAC formed task forces on governmental, residential, commercial and transportation energy use, and proceeded to work intensively on the governmental use recommendations. Staffing for the CEPAC was provided jointly by the Department, and the Bureau of Energy Conservation. Jim Frankel, the CEPAC chairman, was scheduled to give a progress report to the Commission in July, 1981.

Accomplishments

- With the assistance of the California Energy Commission grant, the Department funded a series of energy conservation education "hands on" workshops in four San Francisco neighborhoods. The workshops were given by members of the San Francisco Energy Coalition, with assistance from P.G.&E.
- The Department assisted the Office of Community Development in integrating cost reducing energy strategies into proposed housing programs.
- The Energy Section staff began to review energy aspects of major public and private development projects.
- The Energy Section staff, through Urban Consortium funding, also initiated research of transportation energy impacts, with special reference to the energy aspects of the Center City Transportation Program, under Urban Consortium funding.
- The Department received further grant funding to research energy conservation financing options in public housing, and to develop policy on off-shore oil leasing.

Schedule for the Consideration of the Energy Element

After completion of additional background studies on solar and conservation potentials, and the work of CEPAC, a draft version of the Energy Element is scheduled for presentation to the Planning Commission in Spring, 1982.

Staff:

- 1 Planning Coordinator
- 1 Planner III, 0.5 year
- 1 Planner II
- 1 Planner II, 0.5 year

implementation:
code compliance

zoning information

The Comprehensive Plan is implemented largely through the enforcement of the City Planning Code, the zoning ordinance of San Francisco. Zoning is defined as the partitioning of a city by ordinance into sections or zoning districts reserved for different purposes, primarily residential, commercial or industrial. In addition to establishing zoning districts for the use of property, the Planning Code, and the Zoning Map accompanying it, provide standards for the height and mass of buildings, yards and open spaces, off-street parking requirements, sign requirements, landmark preservation, and the procedures for amending and appealing actions by the Department of City Planning and the City Planning Commission on these matters.

Under the Charter, the Zoning Administrator has the responsibility for implementation action and enforcement of the City Planning Code. The functions described in this chapter are part of that responsibility.

Zoning Information Service

The Department maintains an information counter which people can visit or call from 10:00 A.M. to 12 and 1:00 P.M. to 5:00 P.M. five days a week to find out how zoning regulations affect property. Since this counter is the first point of contact for most people who have business in the Department, it also serves a very important public relations function for the City.

Approximately 15,000 telephone calls and 8,500 office visits are handled annually by the receptionists and planners assigned to duty at the counter. In addition to verbal inquiries, the Zoning division answers about 500 written inquiries each year.

The amount of ad valorem staff time assigned to answer inquiries was equivalent to two person years.

In order to improve communication with the public, a pamphlet entitled "A Guide to Permit Processing in the Department of City Planning" was prepared and is being distributed at the Zoning Information Counter. It was prepared with the assistance of Jonathan Parker of Edgar, Dunn and Conover, management consultants, and printed by a major downtown corporation at no cost to the taxpayers.

legislation

The Zoning Administrator is charged with the preparation of studies of the effectiveness of the provisions of the City Planning Code and makes recommendations to the Planning Commission and Board of Supervisors of appropriate amendments to the zoning maps and text of the Code. During this fiscal year the Commission acted upon the following Planning Code amendments and reclassifications:

1. The Commission approved changes in the fee schedules for applications for reclassifications (rezonings), conditional uses, special uses, variances, setbacks, and other fees in order to more realistically cover actual costs to the City for processing applications, most of which require public hearings and mailed and published notice. The Board enacted the changes.
2. The Commission continued an amendment to the downtown development standards that removes floor area bonuses, except for residential and hotel buildings, until new downtown controls, appropriate to contemporary needs, are enacted. The staff will continue to study the downtown area and will recommend new standards within the next year. The Board enacted the interim controls.
3. The Commission approved an amendment to the Planning Code which revises the time limit for Commission decisions on amendments initiated by the Board of Supervisors. The Board has not yet enacted this measure.
4. The Commission approved, and the Board enacted, an amendment to the Planning Code which clarified the procedures for amending the Code.
5. The Commission approved a measure to permit marquees, awnings and canopies to extend over the public sidewalk in residential-commercial combined zoning districts. The amendment has not yet been considered by the Board.

Staff:

1 Planner II, 0.5 year

institutional master plans

Under the City Planning Code, the Department of City Planning is responsible for securing and making publicly available master plans for all hospitals and institutions of higher learning within the city. During the past year this has been done by maintaining informal contact with the major institutions and by reviewing master plan documents as they are submitted rather than by developing a structured program demanding formal reports by specific deadlines.

The one revised institutional master plan processed during the year was for the San Francisco Conservatory of Music which enlarged its campus by the purchase of a single family home on 20th Avenue.

Representatives of St. Francis Hospital, St. Mary's Hospital and Marshal Hale Hospital are working on revised institutional master plans and have discussed some of the proposed revisions with members of the Department staff. However, work on these plans is moving slowly. These institutions would like some indication that they can build what is proposed before they embark on the Master Plan, conditional use process, but high building costs and a political climate which seeks to control inflationary costs and to protect neighborhoods from institutional expansion, make it very difficult for hospitals to expand.

Staff:

1 Planner IV, 0.05 year

permit review

Substantial staff effort is expended on counseling applicants on providing proper plans and plan modifications to meet code standards. Service to the citizen/client has been greatly improved during the past year as a more adequate number of professionals are available for this function. This is the Department's most basic point of interaction with the citizen/client.

A total of almost 6,000 permit applications were reviewed during the year, including those for 456 new buildings and 2,383 for alterations to existing buildings. See Appendix IV for full statistics.

Staff:

- 1 Planner III 0.5 year
- 2 Planner II

variance review

The Zoning Administrator conducts public hearings, after due notice, on requests for variances from the strict application of certain quantitative standards in the City Planning Code, such as regulations governing building location and off-street parking. Regulations governing permissible uses, however, are not the proper subject of a variance application.

During the reporting period, fiscal year 1980-81, the Zoning Administrator issued 121 decision letters, as against 105 in 1979-80, and 7 applications were withdrawn. See Appendix II for a detailed statistical analysis of the subject matter and disposition of variance applications during the reporting period.

The number of new applications filed during the fiscal year approximated the number filed in the previous year. The workload thus remains high.

Staff:

- 1 year Planner III
- 1 Planner III, 0.25 year
- 1 Planner IV, 0.25 year

board of permit appeals

The Zoning Administrator's decisions and determinations, as well as the City Planning Commission's decisions exercising the power of discretionary review over building permit applications, may be appealed to the Board of Permit Appeals for consideration at a scheduled public hearing. See Appendix III for analysis of the subject matter and disposition of such appeals during the reporting period.

The number of appeals in which this department took an official position decreased from a total of 89 in fiscal year 1979-80 to 79 in the reporting period than ended on June 30, 1981, reflecting a decrease in all categories. The Board voted to sustain the departmental position in approximately 85 percent of the decisions.

Written preparation and oral presentation of those positions for the record in appellate proceedings preempt considerable staff attention and effort under tight deadlines. Adverse decisions may generate a documented request for reharing. The written analysis and submission of questionable adverse decisions to the City Attorney for his opinion of their legal sufficiency and for possible judicial review was an additional costly step in the appellate process during the reporting period.

During the past year relations with the Board of Permit Appeals have reached new levels of cooperation in spite of the basic adversary nature of obligations, responsibilities and roles. A positive result of this change has been minor reduction of workload due to fewer challenges of Board decisions by the Zoning Administrator through the City Attorney to the Courts.

Staff:

1 Planner III, 0.5 year

1 Planner IV, supervised the variances, building permits, violation abatement and Board of Permit Appeals functions.

violation abatement

Violation abatement was drastically curtailed this year. The beginning of this year found most abatement activities being conducted in conjunction with the permit processing function. The departmental records show only 86 cases opened and 9 cases closed while 4 cases were referred to the City Attorney's office. Violation cases referred to the City Attorney's office during past years have required considerable staff time in follow-up and court appearances.

Staff:

1 Planner III 0.50 year

implementation:
project review and
environmental
evaluation

commission cases

The Office of Environmental Review, Commission Cases Section, and Major Project Review Section were consolidated as one program area at the beginning of the fiscal year, in order to provide more comprehensive administration and project management. This strengthened the bond between environmental review and planning analysis, reduced duplication of staff effort, and settled the responsibility for preparing development projects for Planning Commission consideration within one area. The non-conforming use responsibility was also placed within this program area, in order to provide conditional use review for non-conforming uses subject to a 1980 termination date. Towards the end of this period the Major Project Review Section was renamed the Special Projects Section and placed under separate supervision in recognition of the special nature of it -- case management. The program area discussed below, therefore, includes the Office of Environmental Review, the Commission Cases Section, and the Non-Conforming Use Program, with a budgeted staff of 20 at the end of the fiscal year; the Special Projects Section is discussed apart from this summary.

The past year was characterized by much staff turnover and recruitment, as 16 positions were filled within the program area, exclusive of Special Projects. This included filling one position twice, the selection of three interns through the Environmental Intern Program, and the subsequent hiring of two of those interns as full staff members. The intern program, for which anonymous donors contributed the Department share of the funds, provided a critical staff resource.

The Departmental case numbering system was revised to give one case number to all the different Departmental applications that a single project might require. Elimination of multiple case numbers facilitates project coordination and reduces the risk of incomplete processing, or premature approvals when several actions are involved. As part of that system, fees are now due at the time applications are filed rather than through a billing system, and applicants are advised at the outset whether environmental review is needed. A fee schedule which reflects actual costs of review has superseded the nominal fees formerly charged for these processes.

COMMISSION CASES SECTION

This section handles a large variety of projects which are characterized by requirements for either City Planning Commission action or, where delegated by the Commission, staff review for conformity with the Comprehensive Plan. During this fiscal year responsibilities included (1) reclassifications (rezoning) of property and front set-back modifications, (2) conditional uses and discretionary reviews in lieu of conditional use, (3) special uses,

(4) land, condominium and conversion subdivisions, and (5) master plan referrals involving public property. These discretionary actions of the Department rely upon objectives and policies of the Comprehensive Plan, and criteria of the City Planning Code, to approve or disapprove projects.

reclassifications & set-back modifications

Reclassifications and set-back modifications are legislative actions, requiring Board of Supervisors' adoption following Planning Commission action. A reclassification of property changes either the Use District or the Height and Bulk District within which a property is located, and in so doing amends the official Zoning Map of the City. This has fundamental implications for how a property may be developed: whether residentially, commercially or industrially, at what density, at what size and height. A front set-back modification affects the distance from the street property line where a structure can be built. This legislated front set-back is independent of the Planning Code requirements for averaging front set-backs of abutting properties to determine when construction can commence.

conditional uses & discretionary reviews

Conditional uses and discretionary reviews in lieu of this require approval by the Commission subject to specific Planning Code criteria, which include a finding that the proposed use must be necessary or desirable for, and compatible with, the surrounding community. Discretionary review in lieu of conditional use is applicable in instances where a reclassification of property has been initiated for a site, but has not yet been acted upon by the City. If a proposed project would be permitted as a principal use by the existing zoning but only as a conditional use by the initiated zoning, then discretionary review of the proposal, in lieu of conditional use, is required by the Planning Commission. A conditional use may be appealed to the Board of Supervisors, whereas a discretionary review in lieu of conditional use may be appealed to the Board of Permit Appeals.

special uses

Special Uses are required within neighborhood commercial Special Use Districts, and require Zoning Administrator or City Planning Commission authorization. This is a new function of the Department, and as such is discussed separately in this report.

subdivisions

Subdivisions include divisions of land, new condominiums, and condominium conversions. All subdivisions must be reviewed for consistency with the Master Plan (Comprehensive Plan) under the

Charter, the Subdivision Code and State Law. The City Advisory Agency (Director of Public Works), in acting on subdivisions, must disapprove any subdivision found to be not consistent with the Master Plan, and must impose any conditions established for consistency with the Master Plan. The final decision rests with the Board of Supervisors on appeal. The Department developed revisions to clarify, simplify and, in some instances, strengthen tenant protection in the Subdivision Code. These were endorsed by the Commission and acted upon in part by the Board of Supervisors during this year. The bulk of the revisions, however, is pending Board action.

master plan referrals

Master Plan referrals are a tool provided by the Charter for realization of the objectives of the Comprehensive Plan. Through the referral procedure, the Department helps guide the development of publicly-owned properties and facilities. This procedure requires, for example, that before a City Department can acquire or sell land, it must refer the matter to the Department of City Planning to determine whether such action is in conformity with the Master Plan. The Department then forwards its finding to the initiating agency and to the Board of Supervisors for their consideration before final action on the proposal. This year, in an effort to utilize Departmental resources more effectively, the Commission delegated to the Director the responsibility for acting on certain referrals which were consistent with the Master Plan and of a non-controversial nature.

Staff support for these projects includes maintenance of records, investigations and field trips to properties, provision of public notice, preparation of case reports, memoranda and draft resolutions, presentation of cases and recommendations to the Commission, preparation of final Commission resolutions, transmittals as required to the Board of Supervisors, and appropriate presentations at Board hearings. The section also has responsibility in the scheduling of these and other types of projects before the Planning Commission.

See Appendices VI, VII and VIII for the applications processed during this year.

Staff:

- 1 Environmental Review Officer, 0.45 year
- 1 Planner IV
- 1 Planner III
- 2 Planner II
- 1 Planner I
- 1 Clerk Stenographer
- 1 Clerk Typist

office of environmental review

The Department's Office of Environmental Review (OER) carries out environmental review for all departments and agencies of the City and County of San Francisco, in compliance with the California Environmental Quality Act (CEQA), the State EIR Guidelines, and Chapter 31 of the San Francisco Administrative Code. Environmental review is one of several areas of review by the Department which provide input to decisions. In administering environmental review, the Department provides a process which is efficient and responsive to various public needs, and which has priorities which conform to Master Plan goals and objectives as well as to State Law.

Environmental review is a process directly shaped by legal requirements and it must, therefore, be orderly, procedurally correct and well-documented. The product of this process requires full public scrutiny to meet the spirit of the law in accurately informing project sponsors, the general public and decision-makers about the environmental impacts of projects. Revision of City environmental procedures is ongoing, due to changing provisions in State law, court decisions, and administrative efforts to make the environmental review process more efficient and more consistent in its operation.

There were major advances this year in (1) eliminating environmental review for minor projects, (2) establishing consistent procedures for negative declarations, and (3) initiating a focused environmental impact report (EIR) procedure.

Eliminating environmental review for minor projects had the effect of reducing the caseload from 472 to 312 projects, and reducing preparation of certificates of exemption from 169 to 54. This was accomplished in several ways. The Commission adopted a new listing for Categorical Exemptions from CEQA, which incorporated changes in State law since 1975. Then through Departmental urging, the Bureau of Building Inspection established a procedure to require soil reports for projects within landslide areas, which eliminated the need for environmental review on minor projects in those sensitive locations. Finally, the zoning information counter provided initial information on whether a project was categorically exempt, rather than requiring a developer to file an environmental evaluation form necessitating a formal determination of exemption by the Department.

Negative declaration consistency has been enhanced through development of a comprehensive environmental evaluation check list, which ensures that all appropriate factors are considered, and provides a basis for the discussion of environmental impacts. A draft procedures manual is in use as well, which helps standardize staff work involved in preparing negative declarations.

The focused EIR procedure has been implemented this past year, although for the most part all EIRs certified have predated this new procedure. A focused EIR covers only the impacts of a project which are potentially significant. Clearly insignificant impacts are

addressed through attaching a copy of the initial study for the project. This initial study has full public distribution at the start of the process in order to assure maximum agreement on the EIR content. While a bit more effort is involved at the beginning, there should be commensurate benefits at the end, as EIRs can be made shorter by directly addressing the issues of general concern and dispensing with the remainder. As part of this effort of providing better early direction on EIRs, new draft guidelines for EIR consultants have been prepared, which will be issued in final form during the coming year. These will provide clear direction to consultants on the needs of the San Francisco EIR process. During this year 12 final EIRs were certified, more than any year since fiscal year 1974, and work on initial studies during this period should enable a greater number of final EIRs to be certified next year.

See Appendix XI for the applications processed during this year.

Staff:

- 1 Environmental Review Officer, 0.45 year
- 1 Planner IV-Environmental Review, 0.75 year
- 2 Planner III-Environmental Review
- 1 Planner II
- 1 Transit Planner II, 0.67 year
- 1 Copy Reader
- 1 Planner I
- 1 Junior Management Assistant
- 1 Clerk Stenographer
- 1 Clerk Typist
- 1 Environmental Review Analyst (on assignment from Clean Water Program)

non-conforming use program

The main emphasis this year was on the disposition of conditional use applications filed seeking continuation of certain NCUs beyond a 1980 termination date established by the Planning Code in 1960. The 1978 Residential Zoning Study removed this termination date for most NCUs, and provided for the remainder to have the termination date altered subject to case by case conditional use review. Due to the potential for over 200 applications in addition to the normal conditional use load, the Planning Commission delegated the public hearing process for these NCU conditional uses to the Zoning Administrator, with the final decision remaining with the Commission.

The Zoning Administrator held public hearings on 109 such applications this year, 97 for NCU automatically subject to termination, and 12 for less intensive commercial uses which did not choose to comply with conditions of operation which, if met, would have eliminated any termination date. Of the 97 above, 76 were approved, 15 were disapproved, and 6 were not yet decided at the end of the fiscal year. Of the 12 above,, mostly for operating hours

after 10 P.M. and projecting signs, 9 were approved and 3 disapproved.

During the fiscal year, 134 NCU sign violations, cited earlier for non-compliance with Planning Code provisions, were field checked, of which 90 were in compliance. The non-compliance rate of about one third points to the approximate enforcement load that can be expected with other violations in the NCU program for the current and following year.

The applications processed during this year are included within the conditional uses shown in Appendix VI.

Staff:

- 1 Environmental Review Officer, 0.10 year
- 1 Planner III, 0.70 year
- 1 Planner II

neighborhood commercial special use districts

There are currently ten Neighborhood Commercial Special Use Districts as follows: Union Street, Sacramento Street, Haight Street, Fillmore Street, Upper Market Street West, Upper Market Street East, Castro Street-Eureka Valley, Valencia Street, 24th Street-Noe Valley, and 24th Street-Mission. The Union Street Special Use District was the first such Special Use District, enacted by the Board of Supervisors and signed by the Mayor in June 1980; the other nine districts were enacted in September 1980.

The Special Use Districts establish, in addition to existing C-2 (Community Business) district controls, a set of special controls to regulate the size, density and other design and operational aspects of bars, restaurants, fast food establishments, places of entertainment, financial institutions, hotels, upper story uses, and other retail, commercial and office uses.

Each Special Use District imposes a system of quotas which establishes the maximum number of bars, restaurants, fast food establishments, licenses for off-sale liquor and financial institutions permitted without special review by the Zoning Administrator or City Planning Commission. Applicants above the threshold level may apply for special use approval. In addition, these and other retail and personal service establishments are permitted when they do not exceed certain floor areas and street frontage thresholds, and are subject to Special Use approval when they do. Other uses such as dance halls, cabaret licenses, parking lots, hotels, and parking garages are not permitted as a principle use and are subject to special use authorization. Every district does not necessarily have the same special use controls for each use, as the regulations vary according to the particular need of each district.

During this year there were 26 Special Use applications, 21 of which were approved, one disapproval, one withdrawn, and 3 pending.

At inception of the Special Use controls, the average processing time was 2.4 months per permit. Currently, the processing time has improved to 1.45 months per permit.

The Neighborhood Commercial Special Use Districts are interim controls for a period of one year, with the exception of the Union Street District, which is permanent. The Special Use District controls expire on October 19, 1981, and extension of the Special Use districts has been proposed for another year thereafter.

Staff:

1 Planner II, 0.5 year



CUDWORTH MANSION(2040 UNION ST.) BUILT 1870.

PHOTO: HERB BETTIN

PHOTO SUPPLIED BY S.F. VISITORS BUREAU

major projects review

The Major Projects Review Section is responsible for coordinating the review of major proposed buildings which are under consideration by the Department. For new projects, such review includes initial contact and subsequent communication with developers, community groups and other agencies, and proceeds through all aspects of a project's development. Internal staff coordination for such projects often includes review of environmental evaluation and environmental impact reports, checks for compliance with the City Planning Code, review of conformity with Comprehensive Plan provisions, consideration of possible discretionary review and preparation of case reports, resolution, and staff recommendations to the City Planning Commission. Subsequent to action on a project by the Department or Commission, it is the responsibility of the Major Projects Review Section to provide follow-up review to assure conformity with conditions established as part of approvals. The section also processes demolition, alteration and building permits related to the projects for which it had coordinated the previous review.

The chief functions of the Major Projects Review Section are:

1. To coordinate the review of major development projects:
 - a. Downtown office, commercial and mixed use projects
 - b. Large projects in neighborhood locations
 - c. Projects in special use districts
 - d. Residential Projects that are large scale or in sensitive locations
2. To review all projects of certain types and at certain locations:
 - a. School Sites and other public lands
 - b. Locations for which the City Planning Commission has established a policy of discretionary review (Downtown, Market Street, Bernal Heights, etc.)
 - c. Projects in certain neighborhood commercial districts or residential areas which are singled out for special review.
3. To coordinate the review of Certificate of Appropriateness for alterations of Landmarks and other architecturally worthy buildings.
4. To develop general urban design guidelines and procedures for review of future building projects.
5. To develop proposals for amending the Planning Code and height and bulk controls, particularly as they relate to large scale projects and downtown development.

Major Projects

During fiscal year 1980-81, the major projects section brought 22 development proposals to the Planning Commission, 14 of which were in the Downtown Area and 8 in other parts of the city. The major projects brought to the Planning Commission totaled 13 office projects for 2.7 million square feet, two hotel projects with 1845 rooms and eight residential projects totaling 330 housing units.

The overall work load for the major projects section of four professionals included monitoring approximately one hundred office and commercial projects totaling over 25 million square feet, thirteen hotel projects totaling approximately 6,000 rooms, and approximately 50 residential projects totaling 6,000 units.

Planning Guidelines

During the course of the fiscal year, section staff made major contributions to "Guiding Downtown Development", a comprehensive report which makes staff recommendations regarding proposed controls for managing future downtown development. Major input was in areas of general land use and density control, urban design, preservation and housing.

In addition site specific guidelines were prepared for numerous projects, including the Trinity property at 8th and Market Streets, the Penny's and Lincoln Building site, for the block bounded by Mission, Main, Howard and Spear Streets, cooperation with SPUR in the preparation of the South of Market Plan, coordination with the San Francisco Redevelopment Agency on their projects which include YBC, South Beach and Western Addition, and cooperation with the Port Commission in the development of plans, particularly for the Northern and Central waterfronts.

Management

In order to provide for a more expeditious, responsive and systematic review of major development proposals, a structural process has been implemented which allocates specific blocks of time for weekly meetings with project sponsors for internal staff review and policy development with respect to projects. This process is coordinated with the various sections within the department including Environmental Review, Long Range Planning and Code Implementation to insure thorough, comprehensive and timely review of projects.

Staff:

- 1 Planner IV
- 1 Planner III
- 1 Planner V, 0.5 year
- 1 Planner II

landmarks

Fiscal year 80-81 saw the Landmarks Preservation Advisory Board (LPAB) conduct over 90 hours of public hearings. During these hearings 26 buildings were reviewed for landmark potential. From these cases, 23 structures and 1 historic district were recommended to the City Planning Commission for landmark designation. These hearings, in addition to meetings of the Architectural Review Committee, processed 16 Certificate of Appropriateness applications for alterations to existing City Landmarks.

Through its Policy Development Committee, the Board formulated a work program, priorities, and policy statements for calendar year 1980. An important element of this work program was the adoption of a policy of thematic groupings of potential landmarks. This approach is designed to facilitate evaluation by decision makers in the designation process, and to broaden the range of landmarks in the city and county. The first such group of three downtown banking temples was unanimously approved by the City Planning Commission and the Board of Supervisors. Three other such groupings (schools, early utility buildings and restaurant structures) have been given positive recommendations by the Landmarks Board and await further processing.

The LPAB affirmed its commitment to dealing with structures whose futures are uncertain and has identified potential landmarks within proposed development projects.

The Board also acknowledged the fact that several concentrations of significant houses form potential historic districts in the city, and has extended an invitation to interested property owners to work with the Board on such designations. The Webster Street Historic District, initiated in 1975, was approved by the Board of Supervisors in 1981 and became the city's first residential historic district. As individual homeowners have applied for landmark status, they have been encouraged (where appropriate) to instigate historic districts in their neighborhoods.

At the request of the State Historic Preservation Officer, the LPAB reviewed three National Register nominations. The Board also reviewed two listings for designation as California Points of Historical Interest and two proposed projects of the San Francisco Redevelopment Agency adjacent to landmark buildings. As part of the environmental evaluation process, the LPAB reviewed and commented on six Environmental Impact Reports.

Though the Landmarks Board does not have a formal public education element as part of its work program, it received considerable press coverage by all of the local newspapers. Board Members and the Secretary continue to provide information on the

activities of the Board as well as general preservation issues to the public, press, and other City agencies.

In May of 1981, Mayor Dianne Feinstein and the Landmarks Preservation Advisory Board hosted an awards ceremony for owners of recently designated landmarks as part of National Preservation Week.

Staff:

1 Administrative Assistant



PHOTO SUPPLIED BY S.F.VISITORS BUREAU

departmental management

A sizeable effort is required to manage the Department with its various funding sources and significant work program. Substantial administrative support is necessary for the operating divisions of the Department. This effort includes giving advice, processing forms, maintaining the planning data base, maintaining records and producing manual labor to provide necessary services in the areas of personnel, training, public information, supplies, space allocation, building and equipment maintenance data, graphics and legal services, time and budget accounting, space allocation and Planning Commission and Director support.

During this fiscal year, the City's Management Consultant completed its study and recommendations for improving the permit application process in the Department. The management of the Department has initiated the implementation of these recommendations including publishing A Guide fo Permit Processing in the Department of City Planning, programming and planning for the consolidation of the Department from its present three locations into one as well as into the City Hall Annex to provide a more centralized permit processing function, and initiation of internal procedures to assist in tracking and permit processing expediting.

In addition, installation of increased and new application fees to provide a more adequate staffing pattern was accomplished. Preparation was made for instituting the Management by Objectives System in the Department's work program for the upcoming fiscal year, and the realignment of Department functions for management efficiency and accountability has begun.

The Department continued in its efforts to adapt personnel management and internal budget accounting systems to the computer.

information systems

(1) 1980 Census Activities

From July through September 1980, the local review of the preliminary 1980 Census findings required the full attention of the Information Systems section staff. A close liaison with Census field offices was established early in the project and continued to be of help throughout its course. The City's Electronic Data Processing facilities were used to prepare special registers, corresponding to units of Census geography as a means to evaluate the Census counts. Some 30,000 persons were added to the preliminary count of 647,000 raising the final total to 678,000 persons.

From September on, the section had handled a steady flow of requests for Census information and is preparing for the acquisition and processing of the 1980 Census tapes when they begin to be released in late 1981. The computer printouts may be the only accessible source of data; the Census Bureau does not plan to publish printed reports at the tract level. Such reports will be available only on microfiche, for which the Department has no reading equipment.

(2) Automation of Permit Processing

The program to automate permit processing used some of the basic screen designs developed during the work on MANTIS, temporarily stopped to devote attention to local review. The Information Systems staff maintained liaison with the Electronic Data Processing team responsible for the development of the automated permit tracking system and with Bureau of Building Inspection members directing the effort. Although the Department will eventually develop its own variation on the BBI system, the tracking system as it is presently developed will serve its needs to identify and trace permits being processed. Installation of computer terminals in the new Department location at 450 McAllister Street will permit direct participation in the system; in the interim a terminal will be installed in 100 Larkin during the test and primary production phase of the system.

(3) Development of a General Property Information System

Although a lower priority was assigned this project during the year, owing to the importance of the Census Local Review project, work continued, in part, because of the local review process. The Integrated Database Management System (IDMS) mentioned in last year's report successfully demonstrated the potential of merging two independent Department files to produce a unified and accessible database. In addition, liaison was maintained with interested

departments and the Chamber of Commerce, which has been an interested party in the development of the system.

(4) In-house System Development

(a) Administrative Support

Ongoing programs, such as project accounting and accounting for employee's leave, are regularly maintained for use by management. A system to evaluate salary savings, "personnel management", was developed. Other systems in various stages of development include programs to account for employee's leave and a general accounting system. A critical factor in the successful operation of this Administration is adequate clerical support for data maintenance. This has been the weakest part in the current system.

(b) Plans and Programs

Long-term programs in support of housing and the capital improvement program continue to be supported and used. An important new system to store data for the Central Waterfront project is in the process of development. This system will demonstrate both retrieval and processing capabilities of a small computing system applied to an areawide planning process.

Staff:

1 Planner IV

intergovernmental affairs

Liaison between the Department of City Planning and regional agencies of the San Francisco Bay Area has continued.

Local Coastal Program

Following the unanimous adoption by the Recreation and Park Commission, the City Planning Commission and the San Francisco Board of Supervisors, the staff of the Department of City Planning and the President of the Board of Supervisors (also a member of the North Central Coast Regional Commission) presented a Local Coastal Program (LCP) to the North Central Coast Regional Commission. They first denied, then certified the LCP with three specific conditions regarding (1) the former Playland-at-the-Beach site, (2) the Olympic Country Club and (3) procedures for issuing Coastal Development Permits.

Implementation of the LCP has focused primarily on the redesign of the Great Highway -- an important element of the LCP. The staff has participated with the Clean Water Program as a member of the Great Highway Policy Committee. Additionally, the staff has coordinated the applications to the State Coastal Conservancy for Proposition 1 funding with the Clean Water Program and the developers for the Ocean Beach condominiums.

* * * *

The staff was an active member of the Executive Board of the Bay Area Planning Directors Association and has continued to assist with regional planning of the Golden Gate National Recreation Area, Candlestick Point State Recreation Area and the Presidio.

Staff:

1 Planner III, 0.5 year

appendices

APPENDICES

| | |
|------|---|
| I | STATISTICAL SUMMARY |
| II | ZONING ADMINISTRATOR DECISIONS |
| III | BOARD OF PERMIT APPEALS DECISIONS |
| IV | PERMIT PROCESSING |
| V | ENFORCEMENT CASES |
| VI | COMMISION CASES |
| VII | DISCRETIONARY REVIEW CASES |
| VIII | MASTER PLAN REFERRALS |
| IX | MAJOR PROJECTS REVIEW |
| X | LANDMARK PRESERVATION ADVISORY BOARD ACTIONS |
| XI | ENVIRONMENTAL REVIEW PROCESS |
| XII | FUNDING SOURCES |
| XIII | SIGNIFICANT RESOLUTIONS BY CITY PLANNING COMMISSION |
| XIV | COMPREHENSIVE PLAN ELEMENTS |
| | ACKNOWLEDGEMENTS |

APPENDIX I
1980-81 ANNUAL REPORT

STATISTICAL SUMMARY

| | <u>1980-81</u> | <u>1979-80</u> | <u>1978-79</u> | <u>1977-78</u> |
|--|----------------|----------------|----------------|----------------|
| CITY PLANNING COMMISSION CASES | | | | |
| Regular and Special Meetings | 51 | 55 | 58 | 71 |
| Total number of resolutions acted upon | 405 | 312 | | |
| Planning Code Cases | | | | |
| Zone Changes | 50 | 43 | 57 | 16 |
| Conditional Uses | 179 | 277 | 81 | 52 |
| Discretionary Reviews in Lieu of Conditional Use | 0 | 6 | 9 | 18 |
| Special Uses | 23 | | | |
| Setbacks | 1 | 3 | 1 | 3 |
| Text Amendments | 15 | 18 | 6 | 4 |
| Discretionary Reviews | 41 | 33 | 35 | 61 |
| Master Plan Referrals (subdivisions) | 198 | 92 | 88 | 71 |
| Public Property Referrals | 39 | 0 | 65 | 45 |
| PLANNING CODE ADMINISTRATION | | | | |
| Variance Applications Filed | 135 | 141 | 107 | 102 |
| Building Applications | 2,851 | 2,643 | 2,893 | 3,585 |
| Sign Applications | 572 | 696 | 727 | 758 |
| Miscellaneous Permits | 2,287 | 2,015 | 1,567 | 1,684 |
| ENVIRONMENTAL REVIEW | | | | |
| Initial Evaluations | 312 | 472 | 433 | 545 |
| Categorical Exemptions Issued | 54 | 169 | - | - |
| General Rule Exclusions | 21 | 89 | 75 | - |
| Negative Declarations Issued | 137 | 125 | 168 | 333 |
| Environmental Impact Reports and/or Statements Certified as Complete | 12 | 10 | 9 | 6 |
| LANDMARKS BOARD CASES | 27 | 8 | 30 | 12 |

APPENDIX II

1980-1981 ANNUAL REPORT

ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

| Applications Pending at Beginning of Period | New Applications Filed (1) | Granted | Denied | Withdrawn (2) | Applications Pending at End of Period |
|--|----------------------------------|---------|--------|---------------|--|
| 58 | 135 | 120 | 22 | 7 | 65 |

(1) A single application may request a variance from more than one quantitative standard in the City Planning Code. As illustrated in the table below, a total of 142 variances were included in the 121 applications which were granted or denied in the base period, fiscal year 1980-81.

(2) The applicant might abandon his proposal for new construction or alterations to a building, or he might bring the proposal into compliance. Alternatively, changes in the Zoning Map or the text of said Code might make the application moot.

| | Variances Decided | Granted | Denied |
|--------------------|-------------------|----------|----------|
| Rear Yard | 69 | 57 | 12 |
| Off-Street Parking | 22 | 20 | 2 |
| Front Setback | 10 | 9 | 1 |
| Lot Size | 31 | 26 | 5 |
| Other | <u>10</u> | <u>8</u> | <u>2</u> |
| TOTALS | 142 | 120 | 22 |

APPENDIX III

1980-1981 ANNUAL REPORT

SUMMARY OF ACTIONS BY THE BOARD OF PERMIT APPEALS

| | Pending at begin- ning of Period | Filed | Over- ruled | Sus- tained | With- drawn | Pending at End of Period |
|--|---|-------|----------------|----------------|----------------|--------------------------------|
| Appeals/Protests from Administrative Decision on Permit Application under City Planning Code | 1 | 55 | 11 | 42 | 3 | 0 |
| Appeals/Protests from Variance Decision of the Zoning Administrator | 2 | 17 | 0 | 19 | 0 | 0 |
| Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission | 0 | 3 | 0 | 3 | 0 | 0 |
| Appeals/Protests from an Order, Requirements, Decision or Determination by the Zoning Administra- tor other than a Permit or a Variance | 0 | 4 | 1 | 3 | 0 | 0 |
| TOTALS | 3 | 79 | 12 | 67 | 3 | 0 |

APPENDIX IV

1980-1981 ANNUAL REPORT

PERMIT PROCESSINGSummary of Permits Processed

| <u>Permit Type</u> | <u>Approved</u> | <u>Disapproved</u> | <u>Cancellations</u> |
|------------------------------|-----------------|--------------------|----------------------|
| 1. New Building | 39 | 0 | 0 |
| 2. New Building (wood frame) | 412 | 5 | 0 |
| 3. Alterations | 2,350 | 30 | 3 |
| 3L Legalizations | 11 | 0 | 0 |
| 4. Signs | 571 | 1 | 0 |
| 5. Grading | 6 | 0 | 0 |
| 6. Demolition | 174 | 0 | 0 |
| 7. Painted Wall Sign | 0 | 0 | 0 |
| 8. Miscellaneous - all types | 2,287 | 43 | $\frac{1}{4}$ |
| Total | 5,860 | 79 | 4 |

Miscellaneous Permits

| <u>Permit Type</u> | | | |
|---------------------------------------|-------|----|---------------|
| Police | 570 | 9 | 0 |
| Fire | 172 | 4 | 0 |
| Public Health | 547 | 19 | 0 |
| Social Services | 16 | 4 | 0 |
| Parcel Maps and Parcel Map Waivers | 211 | 5 | 0 |
| Alcoholic Beverage Control | 781 | 2 | $\frac{1}{1}$ |
| Total | 2,287 | 43 | 1 |
| Total Reviewed | 5,944 | | |

APPENDIX V

1980-1981 ANNUAL REPORT

ENFORCEMENT CASES

| | <u>OPENED</u> | <u>CLOSED</u> | <u>REFERRED TO THE CITY ATTORNEY</u> |
|-------------|---------------|---------------|--|
| <u>1980</u> | | | |
| July | 8 | | |
| August | 8 | 1 | |
| September | 7 | | |
| October | 7 | 1 | |
| November | 4 | 2 | 1 |
| December | 2 | 1 | 1 |
| <hr/> | | | |
| <u>1981</u> | | | |
| January | 5 | 2 | |
| February | 18 | | |
| March | 9 | | |
| April | 2 | | 2 |
| May | 10 | | |
| June | 6 | 2 | |
| <hr/> | | | |
| Total | | | |
| F.Y. | | | |
| Total | 86 | 9 | 4 |

APPENDIX VI
1980-1981 ANNUAL REPORT
COMMISSION CASES

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES AND SETBACK CHANGES

| | <u>Total</u> | <u>Map</u> | <u>Condi-</u> | <u>Special</u> | <u>Text</u> | <u>Setback</u> | <u>Discre-</u> |
|--|------------------|---------------|------------------|----------------|---------------|----------------|----------------|
| <u>Action by City Planning Commission</u> | | <u>Amend-</u> | <u>tional</u> | <u>Use</u> | <u>Amend-</u> | <u>Change</u> | <u>tionary</u> |
| Applications filed for hearing during period | 153 | 36 | 74 | 26 | 17 | 0 | 0 |
| Applications pending at beginning of period | 270 | 50 | 211 | 0 | 5 | 2 | 2 |
| Approved | 194 | 30 | 128 | 21 | 14 | 1 | 0 |
| Approved in part; remainder denied or withdrawn | 5 | 4 | 0 | 0 | 1 | 0 | 0 |
| Disapproved | 44 | 16 | 27 | 1 | 0 | 0 | 0 |
| Withdrawn, or no activity by Commission required | 37 | 12 | 24 | 1 | 0 | 0 | 0 |
| Pending at end of period | 143 ² | 25 | 106 ² | 3 | 7 | 1 | 1 |
| <hr/> | | | | | | | |
| <u>Action by Board of Supervisors</u> | | | | | | | |
| on Approved Applications ³ | 51 | 38 | NA | NA | 11 | 1 | NA |
| Approved ⁴ | 31 | 19 | NA | NA | 11 | 1 | NA |
| Failed of Approval | 2 | 2 | NA | NA | 0 | 0 | NA |
| Pending at end of period | 18 | 17 | NA | NA | 0 | 0 | NA |
| <hr/> | | | | | | | |
| <u>Applications Appealed to Board of Supervisors⁵</u> | 17 | 3 | 14 | 0 | 0 | 0 | NA |
| Planning Commission action sustained | 9 | 2 | 7 | 0 | 0 | 0 | NA |
| Planning Commission action overruled | 1 | 0 | 1 | 0 | 0 | 0 | NA |
| Withdrawn | 1 | 0 | 1 | 0 | 0 | 0 | NA |
| Pending at end of period | 6 | 1 | 5 | 0 | 0 | 0 | NA |

¹Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

²Included are non-recurring type cases resulting from the May 2, 1980 termination date for non-conforming uses (48).

³Final action on an application for conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

⁴Each application approved by the Board was also approved and signed by the Mayor.

⁵Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes. Appeals of discretionary review in lieu of conditional use are to the Board of Permit Appeals.

APPENDIX VII
1980-1981 ANNUAL REPORT
COMMISSION CASES

DISCRETIONARY REVIEW CASES

| | <u>1980-81</u> | <u>1979-80</u> | <u>1978-79</u> |
|-------------------|----------------|----------------|----------------|
| Filed | 41 | 33 | 35 |
| Approved | 17 | 17 | 14 |
| Disapproved | 2 | 1 | 9 |
| Denied DR Request | 6 | 4 | 1 |
| Withdrawn | 1 | 3 | 6 |
| Pending | 15 | 8 | -- |

APPENDIX VIII

1980-1981 ANNUAL REPORT

MASTER PLAN REFERRALS

| | <u>Overall</u> | <u>Public Property Referrals</u> | <u>Land Sub- divisions</u> | <u>Condominium Sub- divisions</u> | <u>Condominium Conversion Subdivisions</u> |
|--------------------------------|----------------|--|------------------------------------|---|--|
| Pending at beginning of period | 103 | 22 | 2 | 12 | 67 |
| Filed 1980-1981 | 237 | 39 | 6 | 75 | 117 |
| Commission Action | 59 | 13 | 1 | 4 | 41 |
| In conformity | 50 | 11 | 1 | 4 | 34 |
| Does not affect | 1 | 1 | 0 | 0 | 0 |
| Not in conformity | 8 | 1 | 0 | 0 | 7 |
| Administrative Action | 209 | 18 | 0 | 76 | 115 |
| In conformity | 185 | 0 | 0 | 76 | 109 |
| Does not affect | 12 | 12 | 0 | 0 | 0 |
| Not in conformity | 3 | 0 | 0 | 0 | 3 |
| Withdrawn | 9 | 6 | 0 | 0 | 3 |
| Pending at end of period | 72 | 30 | 7 | 7 | 28 |

APPENDIX IX
1980-1981 ANNUAL REPORT
MAJOR PROJECTS REVIEW SECTION 1980 - 1981 PROJECTS

| | | | | |
|------|-----|--|---------|--------------------------------|
| KEY: | CA | Certificate of Appropriateness (Landmark) | ZM | Zoning Map Amendment |
| | CU | Conditional Use | DR | Discretionary Review |
| | SUD | Special Use District | EIR | Environmental Review |
| | PUD | Planned Unit Development | C and I | Commerce & Industry Section |
| | VZ | Variance | | |

| <u>Assessor's Block</u> | <u>Resolution</u> | <u>Project</u> | <u>Action</u> | |
|--------------------------------|-------------------|--|---------------|----------|
| <u>Major Downtown Projects</u> | | | | |
| 237 | 8647 | 353 Sacramento - a 289,000 sq.ft. office building | DR | approved |
| 166 | 8704 | 750 Battery - a 115,000 sq.ft. office building - design modified | DR | approved |
| 240 | 8729 | 550 Kearny - a 75,000 sq.ft. office additional and renovation | DR | approved |
| 3738 | 8769 | 315 Howard - a 389,000 sq.ft. office building | DR | approved |
| 3708 | 8793 | 25 Jessie Street - a 111,000 sq.ft. office building | DR | approved |
| 330 | 8844 | Hotel Ramada - Mason and Ellis - a 1040 room hotel | DR/PUD | approved |
| 326 | 8845 | Holiday Inn - Mason and O'Farrell - a 805 room hotel | DR/PUD | approved |
| 3709 | 8877 | 5 Fremont Center - a 840,000 sq.ft. office building | DR | approved |
| 3705 | 8890 | Pacific III Apparel Mart - a 332,400 sq.ft. market merchandising building | CU/DR | approved |
| 288 | 8942 | 101 Montgomery - a 277,000 sq.ft. office building | DR | approved |
| 3803 | 8991 | China Basin Building expansion - a 200,000 sq.ft. office building | DR | approved |
| 164 | 9060 | 936 Montgomery - office conversion and addition of 26,000 sq.ft. | DR | approved |
| 166 | 8930 | 222 Pacific - addition of 40,000 sq.ft. to existing office/warehouse | DR | approved |
| 267 | 9034 | 160 Sansome - addition of 2,200 sq.ft. to existing building | DR | approved |

OTHER MAJOR PROJECTS

| <u>Assessor's</u> <u>Block</u> | <u>Resolution</u> | <u>Project</u> | <u>Action</u> | |
|-----------------------------------|-------------------|---|---------------|----------|
| 69 | 8799 | Chestnut Commons PUD for 42 housing units | PUD | approved |
| 120 | 8801 | Green Street Condos - 5 units and 4 stores | CU | approved |
| 318 | 8707 | 623 Geary - Midtown Towers 88 unit residential | CU | approved |
| 501 | 9082 | Polk/Greenwich - a 28 unit building | CU | approved |
| 2719B | 8573 | Burnett Condos - 8 new townhouses | CU | approved |
| 4216 | 9037 | 2222-22 Street - Synanon Site - PUD for 132 housing units | CU | approved |
| 5988 | 8737 | King Cole Homes - Burrows Street PUD for 18 housing units | CU | approved |
| 6590 | N.A. | 27th and Castro - 9 unit condominium | VZ | approved |

APPENDIX X

1980-1981 ANNUAL REPORT

LANDMARK PRESERVATION ADVISORY BOARD

| | |
|---|----|
| Certificates of Appropriateness Approved by LPAB | 16 |
| Landmarks considered by LPAB | |
| Recommended Approval | 23 |
| Recommended Disapproval | 3 |
| Recommended Approval of Historic District | 1 |
| Landmarks Approved by Planning Commission | 26 |
| Historic District Approved by Planning Commission | 1 |
| Landmarks Approved by Board of Supervisors | 24 |
| Historic District Approved by Board of Supervisors | 1 |

A complete list of Designated Landmarks is available from the Zoning Information Counter at the Department of City Planning.

APPENDIX XI
1980-1981 ANNUAL REPORT
ENVIRONMENTAL REVIEW PROCESS

STATISTICAL SUMMARY

| | |
|--|-----|
| Initial Evaluations | 312 |
| Categorical Exemptions Issued | 54 |
| General Rule Exclusions | 21 |
| Negative Declarations Issued | 137 |
| Federal Assessments | 1 |
| EIRs and/or EISs Certified as Complete | 12 |

| | Number of Projects | |
|---|--------------------|---------|
| | 1980-81 | 1979-80 |
| I. INITIAL EVALUATIONS OF PROJECTS | | |
| A. Under review at beginning of period | 82 | 46 |
| B. Received for review | 312 | 472 |
| C. Evaluation determined not to be required | | |
| 1. Categorical Exemptions | 54 | 169 |
| 2. General Rule Exclusions | 21 | 80 |
| 3. Non-Lead Agency Projects | 5 | 24 |
| D. Negative Declarations filed | 137 | 125 |
| 1. Negative Declarations appealed | 19 | 12 |
| E. Cases closed - projects disapproved without review or applications withdrawn by applicant | 13 | |
| F. EIR Required | 21 | 23 |
| 1. Cases appealed | 1 | 2 |
| G. Under review at end of period | 143 | 82 |
| II. ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED | | |
| A. Reports in process at beginning of period | 19 (4 inactive) | 34 |
| B. Cases withdrawn or closed due to lack of action by applicant | 5 | - |
| C. Draft reports completed and hearings scheduled | 14 | 11 |
| D. Final reports certified complete | 12 | 10 |
| E. Reports in process at end of period | 23 (4 inactive) | 23 |

APPENDIX XII

1980-1981 ANNUAL REPORT

STAFF (FTE) AND FUNDING SOURCE

| <u>Funding Source</u> | <u>SECTION</u> | | | | |
|------------------------------|----------------------------------|-------------------------------|----------------------------|--|--------------|
| | <u>Department Management</u> | <u>Plans and Programs</u> | <u>Implementation</u> | | <u>Total</u> |
| | | | <u>Code Compliance</u> | <u>Project Review & Environmental Evaluation</u> | |
| 1. Ad Valorem | | | | | |
| Professional | 9 | 6 | 7 | 13 | 35 |
| Clerical | 3 | 2 | 3 | 3 | 11 |
| Graphics | 3 | - | - | - | 3 |
| 2. State or Federal Grant | | | | | |
| Professional | - | 18 | - | - | 18 |
| Clerical | - | 1 | 1 | 1 | 3 |
| 3. CETA | | | | | |
| Professional | - | 1 | 1 | 1 | 3 |
| Clerical | 2 | - | 2 | 1 | 5 |
| TOTAL | 17 | 28 | 14 | 19 | 78 |

APPENDIX XIII

1980-1981 ANNUAL REPORT

SIGNIFICANT RESOLUTIONS ADOPTED BY THE CITY PLANNING COMMISSION

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 7/1/80 | Amends the Recreation and Open Space Element of the Master Plan with respect to the Open Space Acquisition and Park Renovation Program for Fiscal Year 1980-1981. | 8615 |
| 7/1/80 | Adopts the General Manager's Report for the above. | 8616 |
| 7/3/80 | Adopts Central Waterfront Plan. | 8631 |
| 7/10/80 | Approves Daon Building at Battery and Sacramento Streets. | 8647 |
| 7/17/80 | Adopts Special Use District Zoning for Sacramento Street. | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for Fillmore Street. | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for Haight Street. | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for Castro Street. | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for Upper Market Street (East). | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for Upper Market Street (West). | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for 24th Street (Noe Valley). | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for 24th Street (Mission). | 8657 |
| 7/17/80 | Adopts Special Use District Zoning for Valencia Street. | 8657 |
| 9/25/80 | Endorses and sponsors "Focused" Environmental Impact Report for Downtown Zoning proposals. | 8730 |
| 10/9/80 | Endorses the Local Coastal Plan and Program. | 8746 |
| 11/13/80 | Approves Office Building at 315 Howard Street. | 8769 |
| 12/4/80 | Adopts Plan for Northeastern Waterfront. | 8781 |
| 12/4/80 | Finis Rincon Point-South Beach Redevelopment Plan in conformity with the Master Plan. | 8782 |
| 12/11/80 | Adopts additions to Housing Element of Master Plan. | 8790 |
| 12/11/80 | Approves Office Building at 25 Jessie Street. | 8793 |

| <u>DATE</u> | <u>SUBJECT</u> | <u>RESOLUTION NO.</u> |
|-------------|---|-----------------------|
| 1/24/81 | Approves Downtown Ramada Inn. | 8844 |
| 1/24/81 | Approves Downtown Holiday Inn. | 8845 |
| 3/12/81 | Approves Office Building at 5 Fremont Street. | 8877 |
| 3/26/81 | Approves Office Building at 22 Fourth Street - Pacific III - Apparel Mart. | 8890 |
| 5/7/81 | Approves Office Building at 101 Montgomery Street. | 8942 |
| 6/4/81 | Incorporates "Guiding Downtown Conservation and Development, May 1981" into Environmental Evaluation and Discretionary Review of proposed downtown office development; establishes "Guiding Downtown Conservation and Development, May 1981" as basis of "grandfathering" downtown office proposals when permanent zoning controls are adopted. | 8982 |
| 6/11/81 | Suspends Section 126(e)3 of City Planning Code (downtown development bonus provisions). | 8990 |

APPENDIX XIV

CURRENT MASTER PLAN ELEMENTS AND AMENDMENTS

| <u>RESOLUTION BY CITY PLANNING COMMISSION</u> | | <u>DATE ADOPTED</u> |
|---|------------------|---------------------|
| 1. Urban Design Element | 6745 | 8/26/71 |
| Amendment to "Plan for Protected Residential Areas" | 6835 | 4/22/72 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| 2. Transportation Element | 6834 | 4/27/72 |
| Amendments concerning Parking | 7647 | 1/20/77 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| "Northeastern Waterfront Plan" Amendment | 7644 | 1/19/77 |
| 3. Recreation and Open Space Element | 7021 | 5/24/73 |
| Amendments to "Citywide Recreation and Open Space Plan" | 7419, 7514, 7635 | 6/24/76 - 1/7/77 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| 4. Environmental Protection Element: | | |
| Conservation Section | 7020 | 5/24/73 |
| Transportation Noise Section | 7244 | 9/19/74 |
| 5. Community Safety Element | 7241 | 9/12/74 |
| 6. Residence Element | 7217 | 12/11/77 |
| Condominium Conversion Amendment | 8670 | 7/31/80 |
| 7. Community Facilities Element: | | |
| Police Facilities Section | 7233 | 8/29/74 |
| Neighborhood Center Facilities Section | 7646 | 2/20/77 |
| 8. Commerce and Industry Element | 8001 | 6/29/78 |
| 9. Elements in Preparation: | | |
| Land Use Element (awaiting environmental evaluation) | | |
| Energy Element | | |

RESOLUTION BY CITY PLANNING COMMISSIONDATE ADOPTED

10. Area Plans, as part of the Master Plan:

| | | |
|--------------------------------------|------|-------------------|
| South Bayshore Plan | 6486 | 2/19/70 |
| Central Waterfront Plan | 8631 | 7/3/80 |
| "Executive Park" Amendment | 7543 | 8/12/76 |
| Civic Center Plan | 7216 | 7/25/74 |
| Plan for the Northeastern Waterfront | 7642 | 1/19/77 - 1/31/80 |

* * * *

Related Documents

| | | |
|---|------|---------|
| The Mission: Policies for Neighborhood Improvements | 7447 | 2/17/76 |
| Recreation and Open Space Acquisition and Park Renovation | 7044 | 7/19/73 |
| Union Street Study | 8242 | 4/26/79 |
| Chinatown Neighborhood Improvement Plan | 8016 | 7/13/78 |
| Elsie Street Study | 8017 | 7/13/78 |
| Potrero Hill Neighborhood Improvement Plan | 8035 | 8/3/78 |
| 16th Street Commercial Improvement Plan | 8065 | 9/12/79 |
| OMI Neighborhood Improvement Plan | 8239 | 7/26/79 |
| Neighborhood Commercial Study | 8510 | 2/28/80 |
| Cortland Avenue Report | 8902 | 4/9/81 |

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